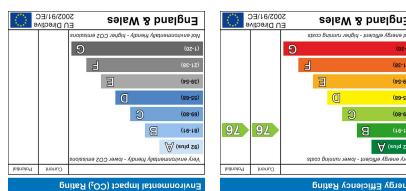


All applications listed in these details are only 'as seen', and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and dimensions are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Important Information

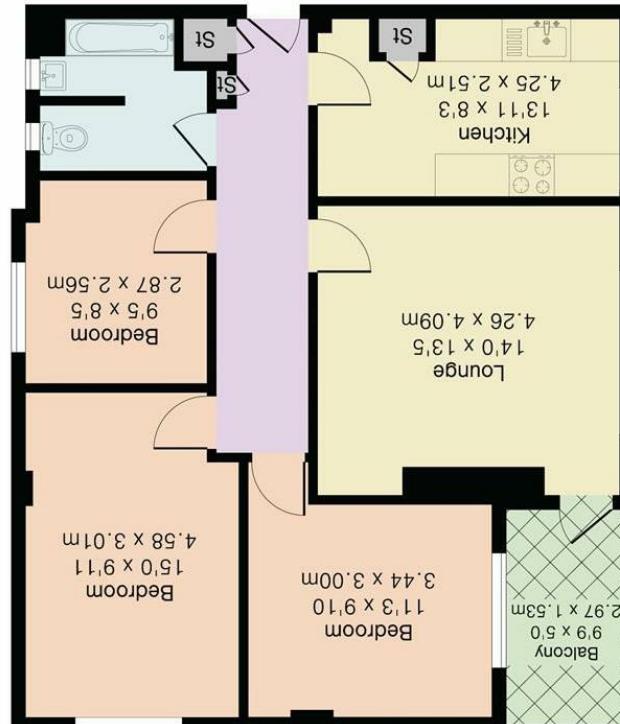


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors or omissions or missstatement. These plans are for representation purposes only and should not be relied on as a basis of valuation.

PINK PLAN

Second Floor



34 Richmond Road  
Kingston upon Thames  
Surrey KT2 5ED  
Tel: 020 8546 5444  
www.gibsonlane.co.uk

Approximate Gross Internal Area 823 sq ft - 76 sq m

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Kingston Hill  
Kingston Upon Thames, Surrey, KT2 7LH



- Spacious 3 Bedroom Apartment
- Large Reception Room
- Separate Fully Fitted Kitchen
- 2 Large Double Bedrooms & 1 Single Bedroom
- Modern Tiled Bathroom With Bath & Shower
- Private Balcony
- Un-allocated Off-Street Parking
- Short Walk To Kingston Hospital, Norbiton Station & Richmond Park
- EPC Rating - C
- Council Tax Band - C



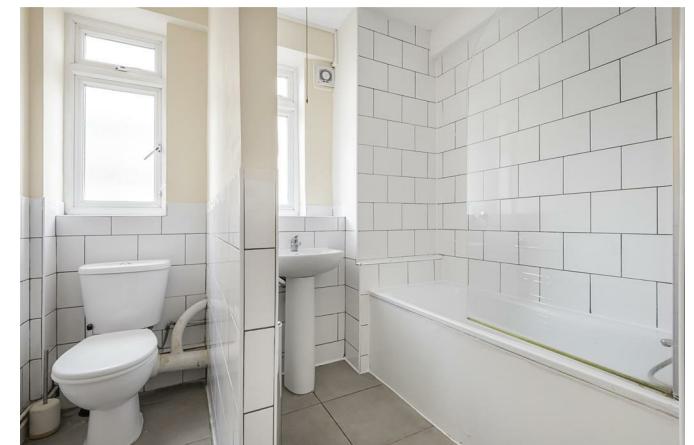
£2,000 Per Calendar Month

Kingston Hill,  
Kingston Upon Thames,  
Surrey,  
KT2 7LH



## Description:

Gibson Lane offer to the market this newly decorated spacious three bedroom apartment located on Kingston Hill, a great location just a short walk from Kingston Hospital & Norbiton train station providing quick access into London Waterloo. The property is situated on the second floor within the development and provides a fully fitted separate kitchen with space for dining, spacious living room with access onto the private balcony, two large double bedrooms, one single bedroom and a modern tiled bathroom with bath & shower. Further benefits include private balcony, un-allocated off-street parking, ample storage and lovely local greenery spaces including Richmond Park which is one of the most popular Royal Parks.



## Location:

Cumberland House is a development situated on Kingston Hill which is conveniently positioned between Richmond Park, Kingston Hospital, Norbiton Station and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

**Furnishing:** Unfurnished

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** C

**Available Date:**

**Deposit:** £2,307

**Tenancy Term:** Long Term