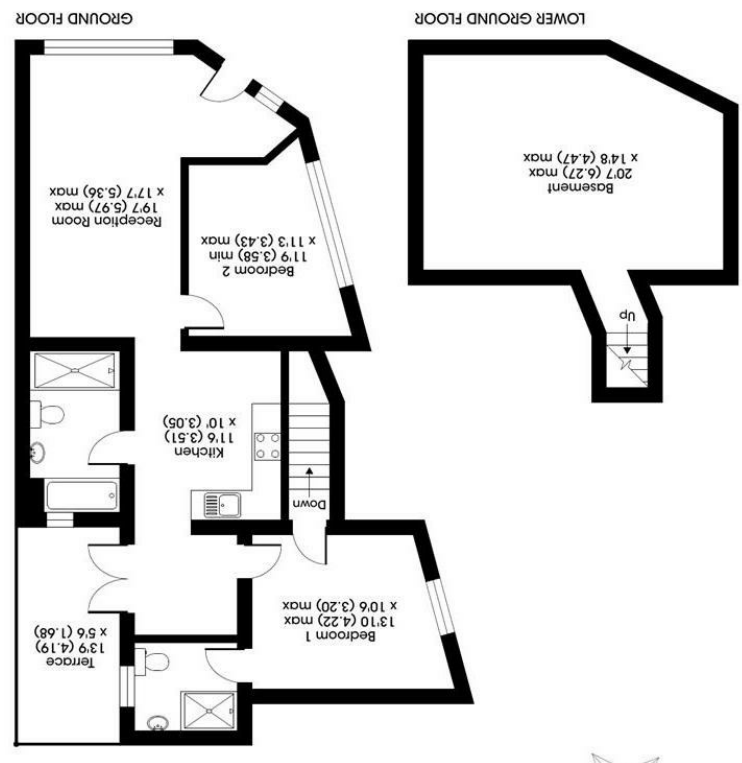


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
H	29-34
I	21-28
J	1-20

Environmental Impact (CO ₂) Rating	
A	10-35
B	36-45
C	46-55
D	56-65
E	66-75
F	76-85
G	86-95
H	96-105
I	106-115
J	116-125

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 68792)
 Produced for Gibson Lane, REF: 987922
 International Property Measurement Standards (IPMS 2018)
 © December 2023



Approximate Area = 1162 sq ft / 107.9 sq m
 For identification only - Not to scale

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



84 Richmond Road,
 Kingston Upon Thames, Surrey, KT2 5EL



- Modern Ground Floor Flat
- 2 Large Double Bedrooms
- Open Plan Living/Diner/Kitchen
- 2 Bathrooms
- Private Entrance
- Private Patio
- Large Basement
- Parking Available (Subject to Additional Cost)
- EPC Rating - C
- Council Tax Band - D



£2,250 Per Calendar Month

84 Richmond Road,
Kingston Upon Thames,
Surrey,
KT2 5EL

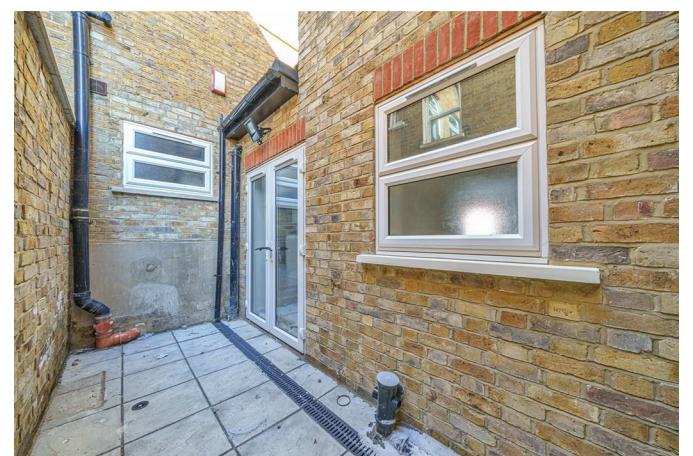
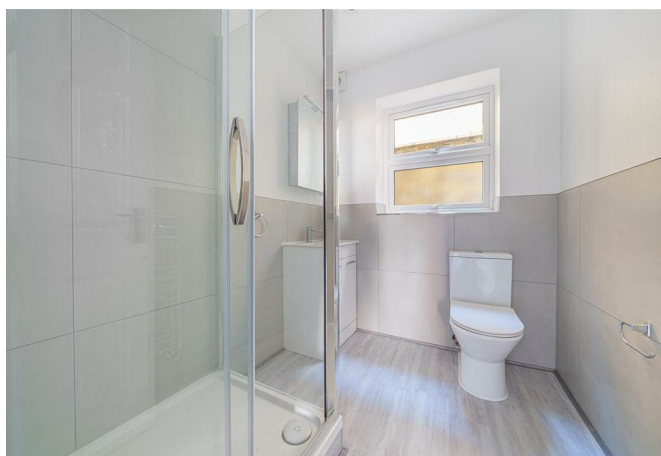


Description:

Gibson Lane are proud to present to the market this exceptionally spacious (1162 sqft) two bedroom ground floor apartment benefitting from its own private entrance located minutes away from Kingston station and town centre. The apartment provides spacious living with a modern feel throughout. This property consists of 2 large double bedrooms, large modern bathroom, one en-suite bathroom, a stunning large open plan reception and fully fitted kitchen. Further benefits include a private patio and exceptionally large basement, the option of a parking space (additional charge). Only being minutes away from Kingston Station, and Cromwell Road bus station, makes this property ideal for commuters.

Location:

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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 sector.



Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: D
Available Date: 8th July 2026
Deposit: £2,596
Tenancy Term: Long Term