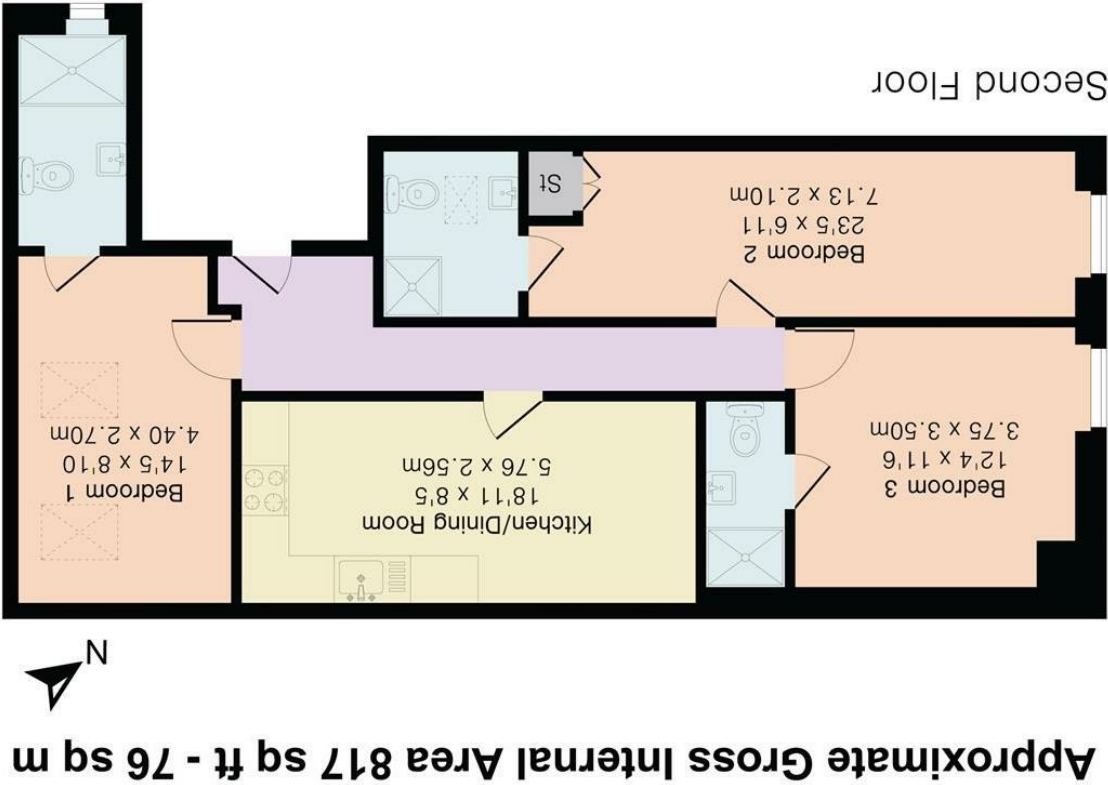


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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	
EU Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	34-38
H	29-33
I	21-28
J	15-20
K	9-14
L	1-8
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A	92-100
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G	34-38
H	29-33
I	21-28
J	15-20
K	9-14
L	1-8
Environmental Impact (CO ₂) Rating	
EU Environmental Impact Rating	Environmental Impact Class
A	1-2
B	3-4
C	5-6
D	7-8
E	9-10
F	11-12
G	13-14
H	15-16
I	17-18
J	19-20
K	21-22
L	23-24
M	25-26
N	27-28
O	29-30
P	31-32
Q	33-34
R	35-36
S	37-38
T	39-40
U	41-42
V	43-44
W	45-46
X	47-48
Y	49-50
Z	51-52
AA	53-54
AB	55-56
AC	57-58
AD	59-60
AE	61-62
AF	63-64
AG	65-66
AH	67-68
AI	69-70
AJ	71-72
AK	73-74
AL	75-76
AM	77-78
AN	79-80
AO	81-82
AP	83-84
AQ	85-86
AR	87-88
AS	89-90
AT	91-92
AU	93-94
AV	95-96
AW	97-98
AX	99-100
AY	101-102
AZ	103-104
BA	105-106
BB	107-108
BC	109-110
BD	111-112
BE	113-114
BF	115-116
BG	117-118
BH	119-120
BI	121-122
BJ	123-124
BK	125-126
BL	127-128
BM	129-130
BN	131-132
BO	133-134
BP	135-136
BQ	137-138
BR	139-140
BS	141-142
BT	143-144
BU	145-146
BV	147-148
BW	149-150
BX	151-152
BY	153-154
BZ	155-156
CA	157-158
CB	159-160
CC	161-162
CD	163-164
CE	165-166
CF	167-168
CG	169-170
CH	171-172
CI	173-174
CJ	175-176
CK	177-178
CL	179-180
CM	181-182
CN	183-184
CO	185-186
CP	187-188
CQ	189-190
CR	191-192
CS	193-194
CT	195-196
CU	197-198
CV	199-200
CU	197-198
CV	199-200



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 error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

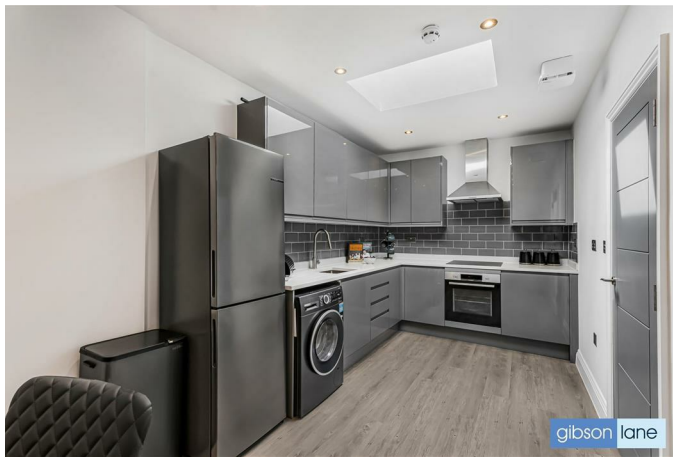


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KT2 5ED
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Tel: 020 8546 5444



Surbiton Road
Kingston Upon Thames KT1 2HW





£1,000 Per Month

- Modern Professional Co-Living Accommodation
- Double Bedroom
- Private En-Suite Bathroom
- Furnished
- All Bills Included
- High Speed Wifi
- Modern Communal Kitchen
- Large Communal Garden
- Off Street Parking Available for £50PCM
- 0.6 Miles to Surbiton Station

Description

Co-Living Accommodation - **ALL BILLS INCLUDED @ £1,250**

Gibson Lane proudly present to the market this newly built co-living unit which includes three luxurious all-inclusive double bedrooms, which is located only 0.6 miles from Surbiton Station. These spacious double rooms have been thoughtfully designed providing well-proportioned spaces, comprising a modern private en-suite shower room with toilet, double bed, double wardrobe and desk space.

Rent is inclusive of all bills which includes gas, electricity, water, council tax and high speed broadband with excellent connection throughout the house. The communal area provides a modern open-plan kitchen/living area which has ample fitted cupboards, fridge freezer, oven with hob, adequate worktop space and access to a large communal garden.

Being just a short walk to both Surbiton and Kingston, this house provides excellent access to public transport for commuting into London for working professionals.

Location:

Surbiton Road is a popular residential street moments from the River Thames and conveniently situated for Surbiton and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo.

Furnishing: Furnished

Local Authority: Kingston Upon Thames

Council Tax Band: New Build

Available Date:

Deposit: £1,153

Tenancy Term: Long Term

