

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.

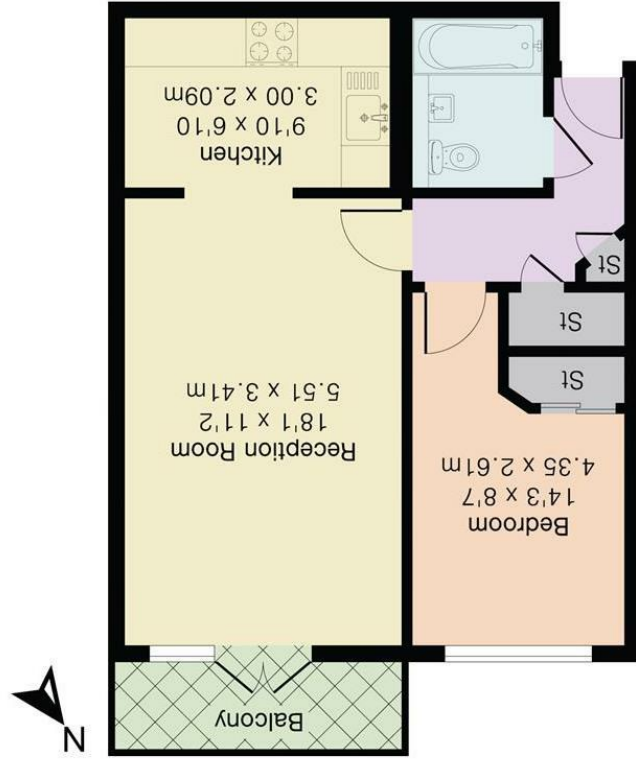
Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



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.



Second Floor



Approximate Gross Internal Area 501 sq ft - 47 sq m

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



Seven Kings Way,  
 Kingston Upon Thames, Surrey, KT2 5AH



- Modern Apartment
- Spacious Open-Plan Living Room & Kitchen
- 1 Double Bedroom
- Tiled Bathroom With Bath & Shower
- Private Balcony
- 24 Hour Concierge & Residents Gym
- Popular Royal Quarter Development
- Communal Gardens
- EPC Rating - B
- Council Tax Band - D



£1,800 Per Calendar Month

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Kingston Upon Thames,  
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KT2 5AH

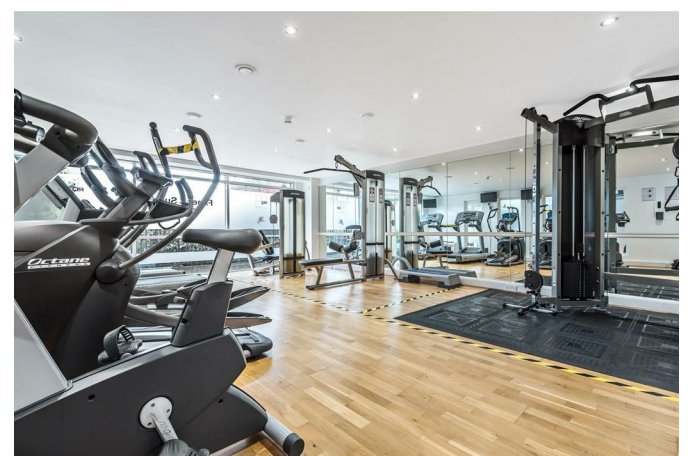


**Description:**

Gibson Lane proudly present to the market this modern second floor one double bedroom luxury apartment located in the prestigious Royal Quarter development. The property provides a lovely open-plan kitchen & reception room, large double bedroom with fitted wardrobe and tiled bathroom with bath & shower. Additional benefits include a private balcony, 24 hour concierge service, residents gymnasium, lift access, communal gardens, communal bike storage and on the door step of the River Thames.

**Location:**

The Royal Quarter is a prestigious residential development offering 24hr concierge service, residents gym, beautiful communal gardens. These fine apartments are ideally situated in this sought after North Kingston location moments from Canbury Gardens and the River Thames, Kingston town centre with its many shops, bars, eateries and overland station a short stroll away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** D  
**Available Date:**  
**Deposit:** £2,076  
**Tenancy Term:** Long Term