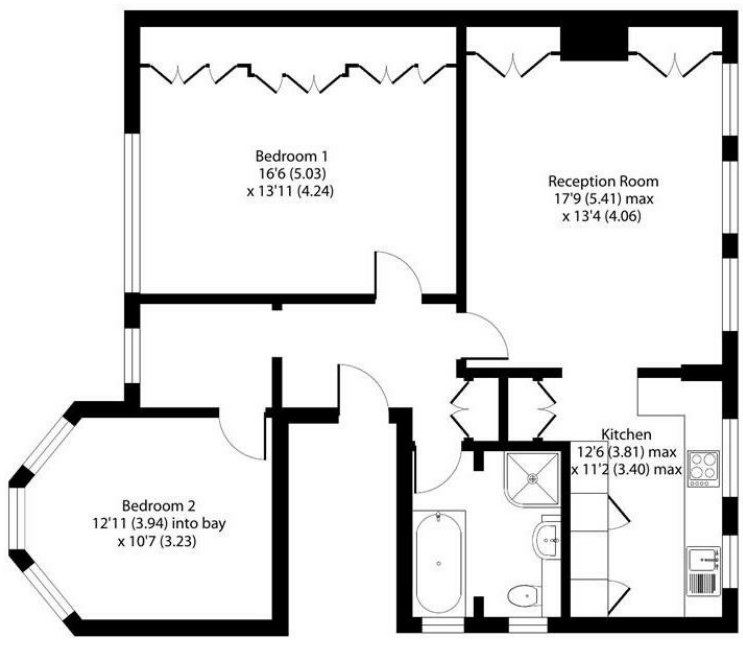
Approximate Area = 915 sq ft / 85 sq m
For identification only - Not to scale

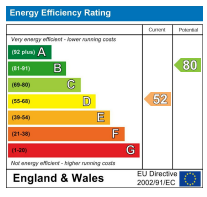


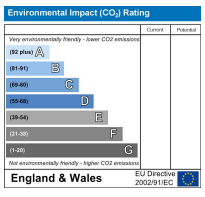
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1152987

gibson lane

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





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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

- Victorian Conversion Flat
- Lovely Bright & Spacious Reception Room
- Modern Fully Fitted Kitchen
- 2 Double Bedrooms
- Tiled Bathroom With Bath & Shower
- Ample Storage Throughout
- Large Communal Garden
- Short Walk To Surbiton Station & High Street
- EPC Rating - E
- Council Tax Band - D

£2,250 Per Calendar Month

Adelaide Road,
Surbiton,
Surrey,
KT6 4TA

Description:

Gibson Lane present the market a charming Victorian conversion first floot flat located on Adelaide Road in the heart of Surbiton. This lovely property boasts a bright and airy feel throughout, perfect for those who enjoy natural light streaming into their home. This lovely property provides ample living space throughout in excess of 900 sq ft with a lovely open-plan reception room which leads onto the fully fitted modern kitchen including all white goods. The bedrooms offer excellent space but with one oversized double bedroom that offers fitted cupboards it is real feature to such a lovely property and the second bedroom can provide multi-use whether that provides a double bedroom, working from home space or walk in wardrobe. Offering a good size tiled bathroom with separate bath & shower it is a great property for a small family, sharers or professional couple.

Conveniently situated just a short walk away from Surbiton Station, this flat is perfect for commuters needing easy access to transport links. Whether you're heading into London for work or exploring the local area, the location of this property is truly unbeatable with quick access to the lovely River Thames. Further benefits include access to a large rear communal garden that is accessible by all within the block.

Location:

Adelaide Road is a popular residential street conveniently positioned close to Surbiton station and high street which offers various shops, bars and restaurants. Surbiton station is under 5 minutes walk which offers direct service to London Waterloo allowing quick access for those commuting into London. 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: D
Available Date: 3rd December 2026
Deposit: £2,596
Tenancy Term: Long Term