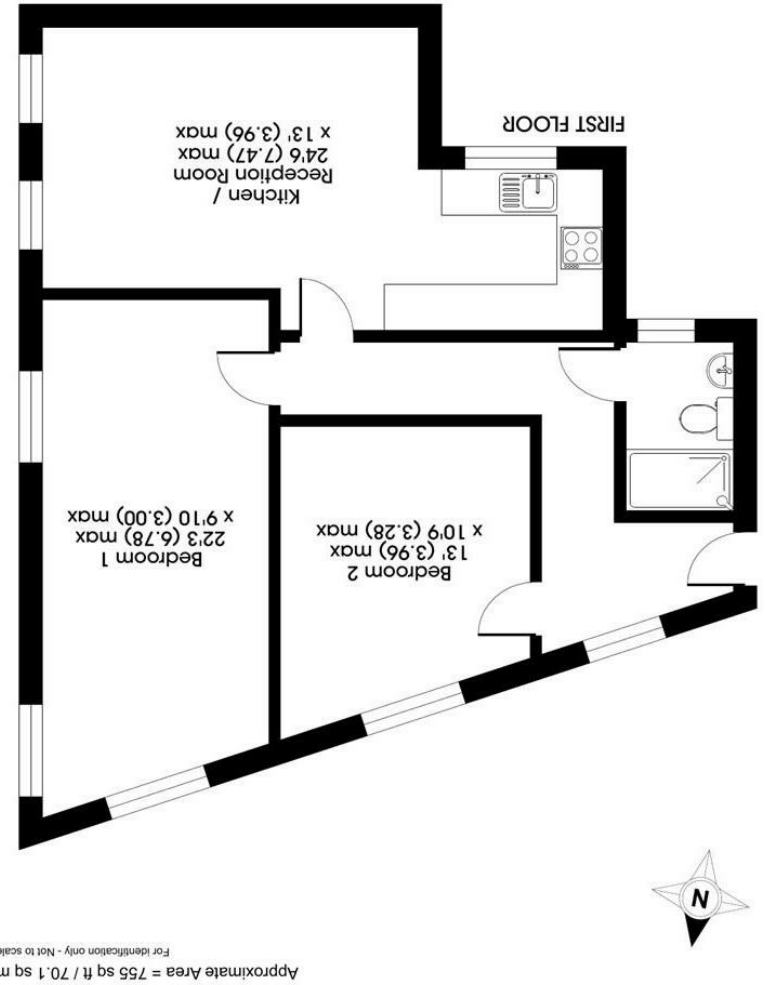




All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © mclhcom 2023.  
 RICS Certified Property Measurement  
 Produced for Gibson Lane, REF: 967955



**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress.

**Kingston Office**  
 34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 Tel: 020 8546 5444

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 323 Richmond Road  
 Kingston upon Thames  
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[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)



**Gibbon Road**  
 Kingston Upon Thames KT2 6AB



## Guide Price £450,000

- Newly Built Development
- Two Large Double Bedrooms
- Large Open Plan Living/Diner/Kitchen
- Short walk from Kingston train station and bus station
- Parking Available (Subject to Additional Cost)
- Modern Spec Throughout
- EPC Rating - C
- Council Tax Band - C

Tenure: Leasehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Gibson Lane proudly present to the market this exceptionally spacious two bedroom first floor apartment in a new development 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, a stunning large open plan reception and fully fitted kitchen. Further benefits include 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.

NB: Photos taken prior to tenancy 2023

### Situation

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.

