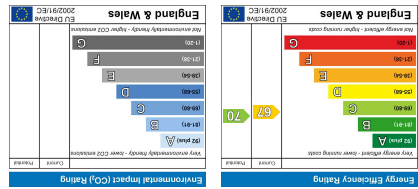
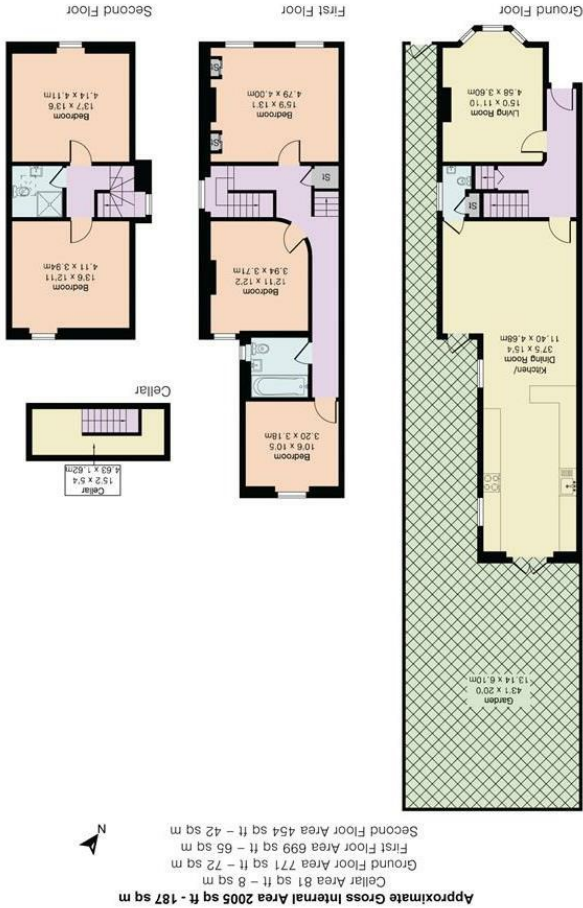


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



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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.



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

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- Stunning Detached Family Home
- Modern Open-Plan Kitchen Diner
- Cosy Reception Room
- 5 Double Bedrooms
- 2 Bathrooms + Downstairs WC
- Stunning Rear Garden
- Close To Excellent Local Schools
- Basement Storage Room
- Council Tax Band - G
- EPC Rating - D



£6,000 Per Calendar Month

Gibbon Road,  
Kingston Upon Thames,  
London,  
KT2 6AB

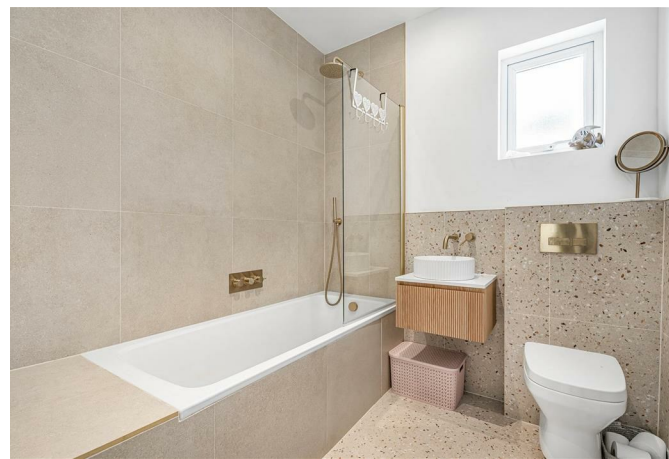


## Description:

Gibson Lane proudly present to the market this stunning detached family home on Gibbon Road, which is a highly sought after location within North Kingston. The property has recently undergone a full renovation and is immaculately presented throughout, this lovely home offers generous living arranged over three spacious floors. The ground floor features two reception rooms, including a superb open-plan kitchen, dining and living space to the rear, perfectly designed for entertaining and everyday family life. A separate reception room at the front of the property provides an ideal family room, formal lounge or home office. Across the upper floors the property boasts five well-proportioned double bedrooms, providing ample space for a growing family or visiting guests, two contemporary bathrooms, together with a convenient downstairs WC. Further benefits include a basement which provides accessible storage space within the property. External benefits to this wonderful property include a beautifully maintained, sun-filled rear garden, offering the perfect space for outdoor dining and relaxation. Ideally positioned, the property is just a short walk from Kingston town centre, Kingston Station and an excellent selection of shops, restaurants and local amenities.

## 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:** G  
**Available Date:** 21st August 2026  
**Deposit:** £6,923  
**Tenancy Term:** Long Term