

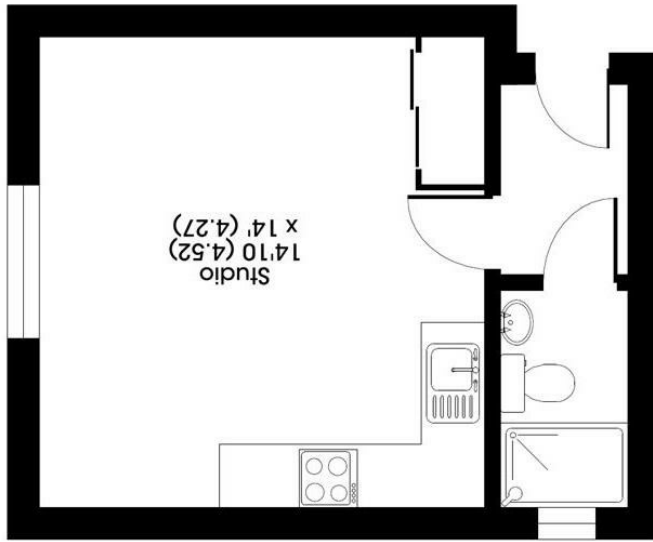


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 The property is rated 'A' for energy efficiency.	 The property is rated 'A' for environment impact.

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
 International Property Measurement Standards (IPMS2 Residential) © ndkcom 2024. REF: 110245

GROUND FLOOR



Approximate Area = 267 sq ft / 24.8 sq m  
 For identification only - Not to scale

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





85 Richmond Road  
 Kingston Upon Thames KT2 5BP



**£1,100 Per Calendar Month**

- Ground Floor Studio Apartment
- Admirable Location
- Fitted Kitchen
- Tiled Bathroom
- Access To Communal Gardens

- Very Close To Kingston Station & Town Centre
- Short Walk To River Thames & Canbury Gardens
- EPC Rating - E
- Council Tax Band - B
- Professionally managed

## Description

Gibson Lane present a well finished Studio apartment in a fantastic location just a short walk from Kingston Station and town centre. This ground floor Studio has been finished to a high standard internally and benefits from laminate flooring, high ceilings and a recently fitted kitchen. Ideal for a professional with an easy commute into central London and the opportunity to enjoy living close to the river Thames and the ever popular Canbury gardens.

## Location:

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:** B  
**Available Date:**  
**Deposit:** £1,269  
**Tenancy Term:** Long Term

