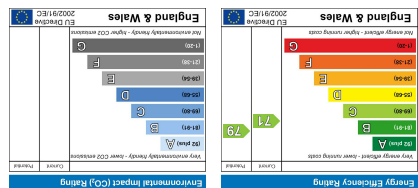
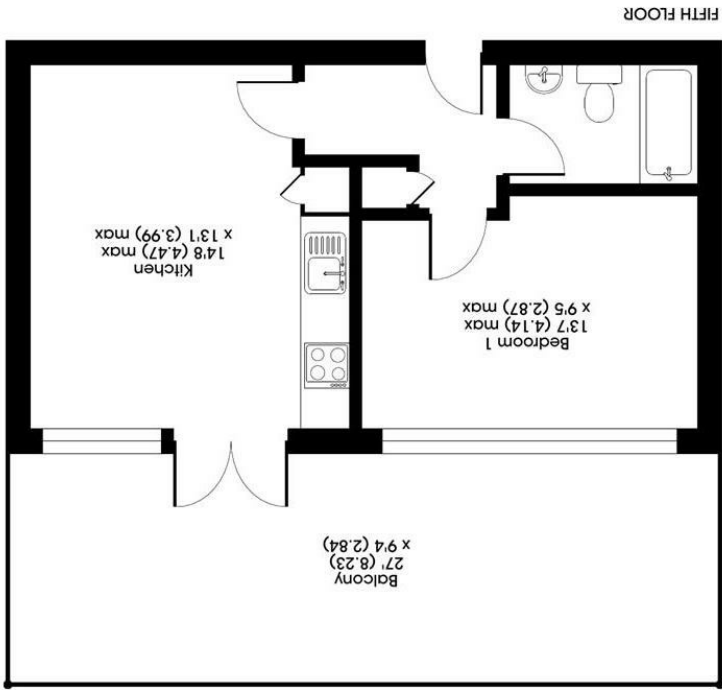


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



**RICS**  
Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndscon 2024. REF: 1078776



Approximate Area = 402 sq ft / 37.3 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

**gibson lane**

Richmond Road,  
Kingston Upon Thames, Surrey, KT2 5ED

- Modern Purpose Built Apartment
- Incredible Private Balcony of 250sqft
- Double Bedroom
- Open Plan Kitchen/Dining Area
- Stylish Bathroom
- Stunning Views
- On The Door Step of Kingston Train Station
- Under 2 Minute Walk To Kingston Town Centre
- EPC Rating - C
- Council Tax Band- C



£1,750 Per Calendar Month

Richmond Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5ED



#### Description:

Gibson Lane are pleased to present to the market this beautifully presented, modern one double bedroom apartment offering spacious accommodation and breath-taking views towards Richmond Park from the impressive 250sqft balcony. Situated on the fifth floor of the purpose built development this lovely apartment provides an open plan kitchen/dining room, double bedroom and a modern bathroom. The property is ideally positioned within across the road from Kingston Train Station and a stones throw away from the town centre, plus the River Thames, Canbury Gardens and Richmond Park are also extremely close by. There is a also lift service within the building providing easy access to the apartment.



#### Location:

Richmond Road is ideally situated in the popular North Kingston area. The property is conveniently located within close proximity of Richmond Park and the River Thames and Kingston town centre with its array of shops, restaurants and bars is a short distance away. Conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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:** C

**Available Date:**

**Deposit:** £2,019

**Tenancy Term:** Long Term

