

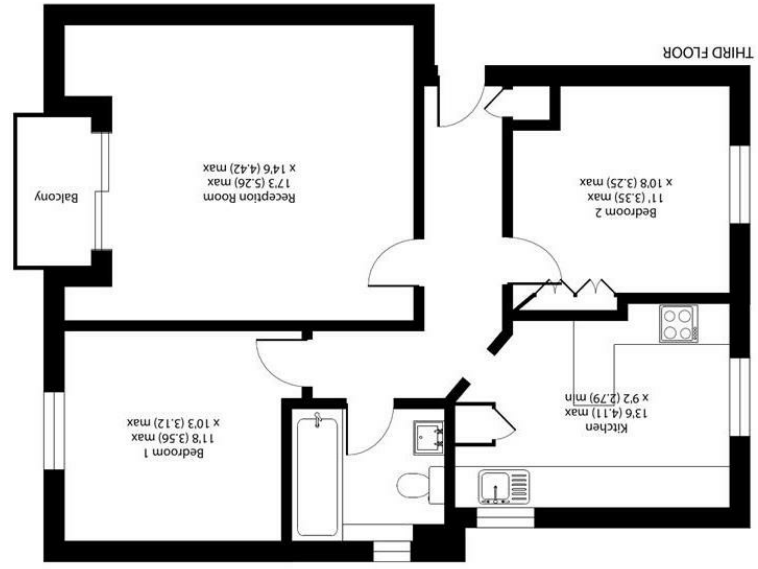
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current Rating	C
Minimum Rating	D
Maximum Rating	A

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Measurement Standards) incorporating International Property Measurement Standards (IPMS) (London, 2023).  
 Produced for Gibson Lane, REF: 988387  
 RICS Property Measurement



Approximate Area = 731 sq ft / 67.9 sq m  
 For identification only - Not to scale

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 Kingston upon Thames  
 Surrey  
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Sefton Lodge, 207-209 Richmond Road,  
 Kingston Upon Thames, Surrey, KT2 5DE



- 2 Double Bedroom Apartment
- Large Reception Room With Balcony
- Modern Fitted Kitchen & Integrated Appliances
- Ample Living Space Throughout
- Off Street Parking
- Communal Secure Bike Storage
- Excellent Views
- Within Outstanding Local School Catchment Zone
- EPC Rating - C
- Council Tax Band - C



£2,300 Per Calendar Month

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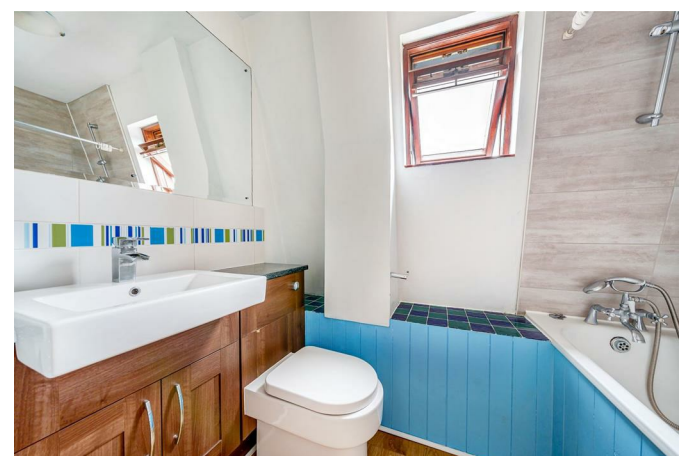


### Description:

Gibson Lane proudly present to the market a delightful top floor two double bedroom flat positioned in a highly desirable North Kingston location, which is within outstanding Ofsted rated school catchment zones. This fantastic property is flooded with natural light and ample living throughout including an oversized reception room with South-Westerly facing balcony offering views towards the River Thames, two generous double bedrooms with fitted wardrobes, modern fully fitted kitchen with breakfast bar & integrated appliances along with a family bathroom including bath & shower. Further benefits include residents parking, secure communal bike storage, short walk to Kingston station along with all other amenities that Kingston Town Centre has to offer.

### Location:

A well presented two bedroom apartment situated on this sought after North Kingston Road, moments from the River Thames. Sefton Lodge 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. 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:** 11th August 2026

**Deposit:** £2,653

**Tenancy Term:** Long Term