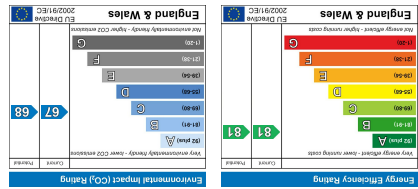


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

PINK PLAN

Second Floor



Approximate Gross Internal Area 647 sq ft - 60 sq m

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34 Richmond Road
Kingston upon Thames
Surrey
KT2 6ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



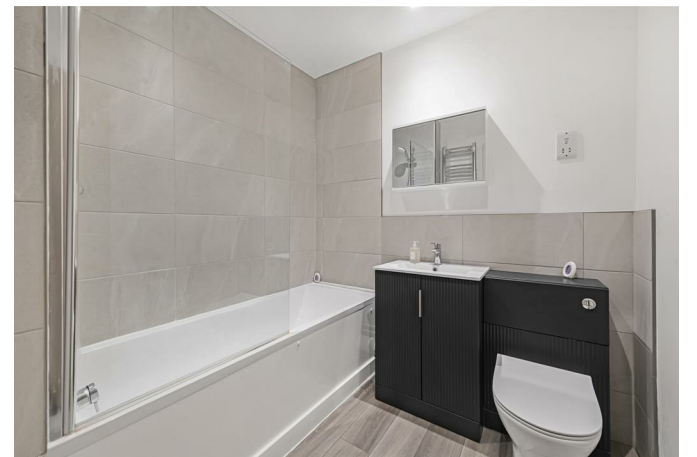


- Spacious Modern Apartment
- Newly Renovated
- Lovely Open-Plan Kitchen & Living Room
- 2 Double Bedrooms
- Brand New Modern Bathroom With Bath & Shower
- Allocated Off-Street Parking
- Communal Roof Terrace
- Within Excellent Local School Catchment Zones & Short Walk To Kingston Town Centre and Train Station
- EPC Rating - B
- Council Tax Band - D



£2,000 Per Calendar Month

86 London Road,
Kingston Upon Thames,
Surrey,
KT2 6PX



Description:

Gibson Lane proudly present to the market a newly renovated two double bedroom second floor apartment located in this popular block just moments from Kingston town centre. The property has just been refreshed with new wooden flooring throughout, a full redecoration and lovely new modern bathroom suite. Offering a lovely open-plan modern kitchen/reception room, two double bedrooms with fitted wardrobes and a new modern tiled bathroom with bath & shower this is a lovely space for a small family or those requiring additional room space to use as a home office. Further benefits include an allocated off-street parking space, communal roof terrace and positioned within catchment zones for the excellent rated local schools.

Location:

St Louis Court is a popular residential block conveniently situated for Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is near by, as is the River Thames with its pleasant walks, the area is also well served by local buses. Positioned within the catchment zones of excellent local schools.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: C

Available Date:

Deposit: £2,307

Tenancy Term: Long Term