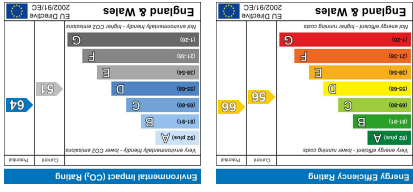
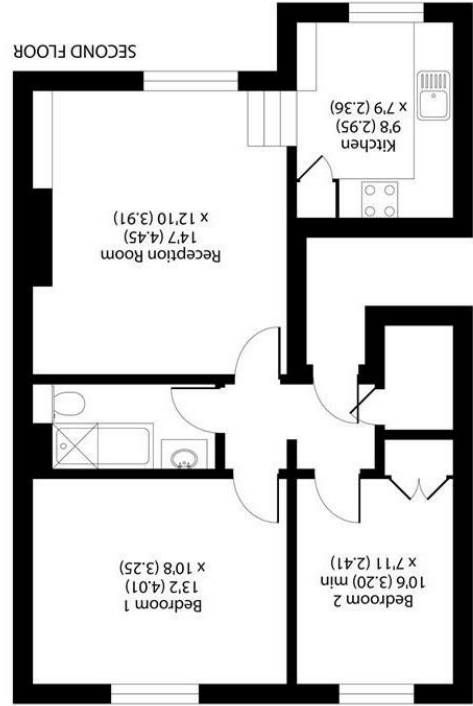


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



Floor plan produced in accordance with RICS Property Measurement Standards (RICS Professional Standards (PS) 1822 Residential) © RICS 2021.  
 RICS Certified Property Measurement



Approximate Area = 618 sq ft / 57.4 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



**Surbiton Road,**  
 Kingston Upon Thames, Surrey, KT1 2HX



- Top Floor Modern Apartment
- Newly Refurbished
- 2 Double Bedrooms
- Spacious Living Room
- High Spec Kitchen
- Modern Tiled Bathroom With Bath & Shower
- Allocated Off-Street Parking
- Period Property
- EPC Rating - D
- Council Tax Band - C



£2,100 Per Calendar Month

Surbiton Road,  
Kingston Upon Thames,  
Surrey,  
KT1 2HX



### Description:

Gibson Lane proudly present to the market a newly renovated stunning, top floor 2 double bedroom apartment in this desirable period property. Having undergone a full refurbishment this flat is beautifully presented throughout providing a modern spec with the added benefit of character features. Internally the property comprises of an entrance hallway with ample storage, 2 double bedrooms, modern tiled bathroom with bath & shower, spacious living room with dining area and a stunning modern kitchen with the added benefit of a breakfast bar. Further benefits include private off-street parking, secure bike storage, excellent location just a short walk from Surbiton High Street, which has a mainline station taking 17 mins into Waterloo. Other transport links include a 5 min bus to both Kingston and Surbiton. This flat benefits from amazing surroundings, with the River Thames located at the end of the road, walking distance from the shops of Kingston and multiple parks close by.

### Location:

Surbiton Road is a popular residential street moments from the River Thames and conveniently situated for Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. The standard of schooling in the immediate area is excellent within both the private and state sectors.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** C  
**Available Date:**  
**Deposit:** £2,423  
**Tenancy Term:** Long Term