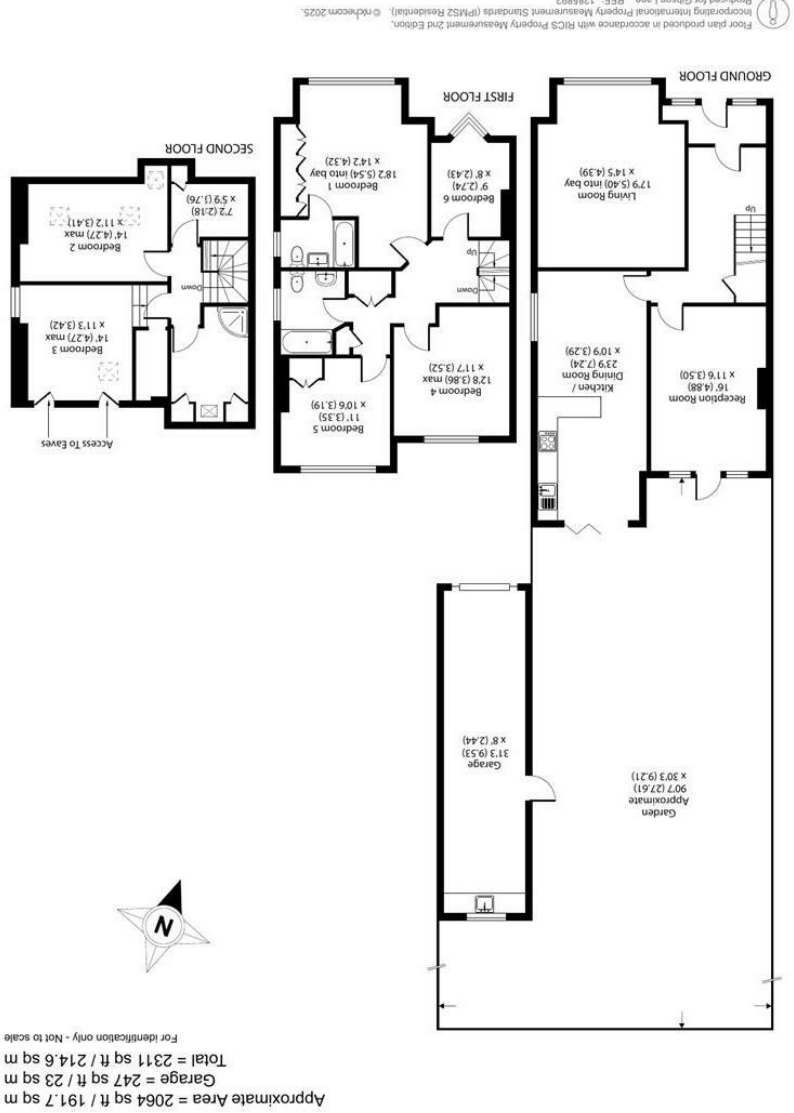


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
EU Standard	2009/1/EC
Energy efficiency class	A-G
Energy consumption (kWh/m²/yr)	35-105
CO ₂ emissions (kg/m²/yr)	3-10
Environmental impact class	A-G
CO ₂ emissions (kg/m²/yr)	3-10
Energy efficiency class	A-G
Energy consumption (kWh/m²/yr)	35-105
CO ₂ emissions (kg/m²/yr)	3-10
Environmental impact class	A-G
CO ₂ emissions (kg/m²/yr)	3-10



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The property is ideally located in this sought after Coombeside position between Kingston town centre and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station giving direct access into Waterloo is just half a mile away and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

