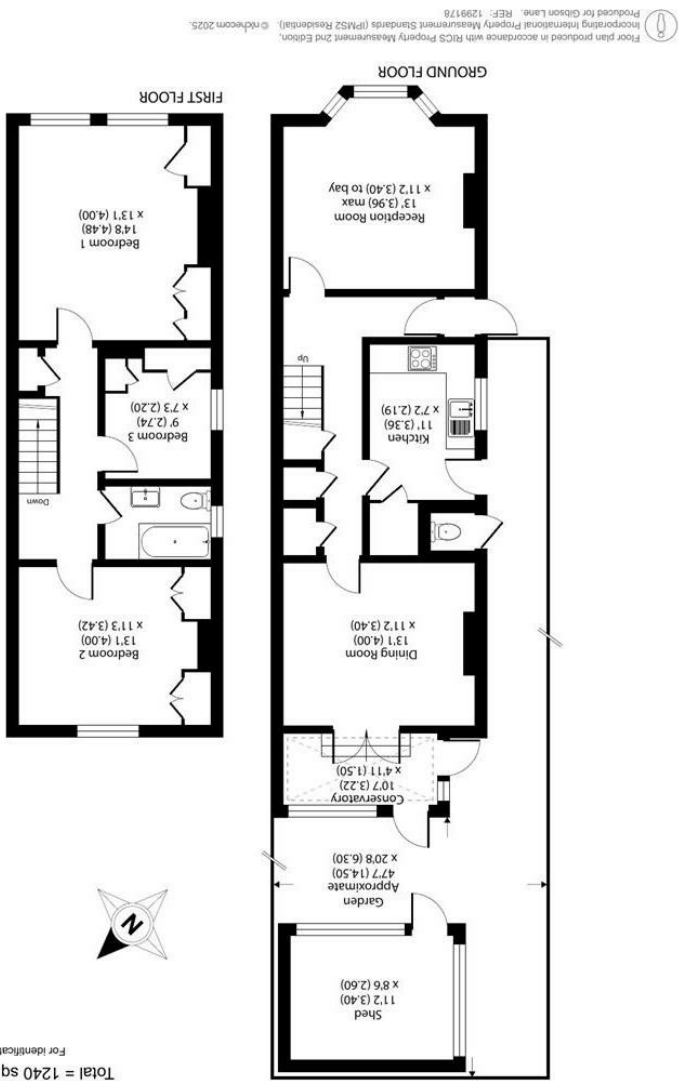


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

| England & Wales                                |   |
|------------------------------------------------|---|
| EU Energy Rating                               | A |
| Energy Efficiency Rating                       | A |
| Environmental Impact (CO <sub>2</sub> ) Rating | A |

| England & Wales                                |   |
|------------------------------------------------|---|
| EU Energy Rating                               | A |
| Energy Efficiency Rating                       | A |
| Environmental Impact (CO <sub>2</sub> ) Rating | A |

Approximate Area = 1145 sq ft / 106.3 sq m  
Outbuilding = 95 sq ft / 8.8 sq m  
Total = 1240 sq ft / 115.1 sq m  
For identification only - Not to scale



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Canbury Avenue  
Kingston Upon Thames KT2 6JP



Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is also in close proximity to Kingston station giving direct access into Waterloo, and the A3 which serves both London & the M25. 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 & state sectors.

