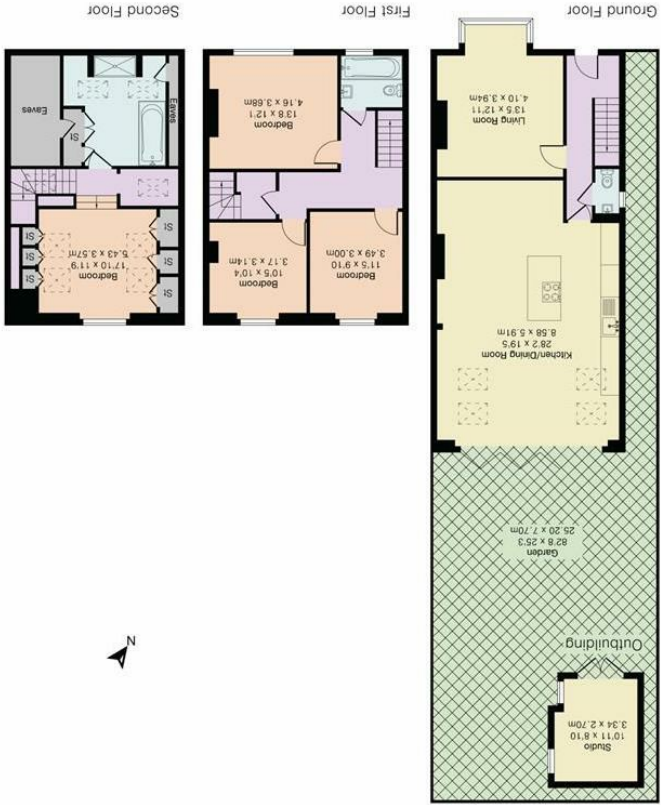


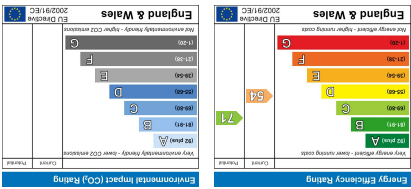


St. Albans Road
Kingston Upon Thames KT2 5HQ

Approximate Gross Internal Area 1917 sq ft - 179 sq m (Including Outbuilding)
Approximate Gross Internal Area 1824 sq ft - 170 sq m (Excluding Outbuilding)
Ground Floor Area 828 sq ft - 77 sq m
First Floor Area 576 sq ft - 54 sq m
Second Floor Area 420 sq ft - 39 sq m
Outbuilding Area 93 sq ft - 9 sq m



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.



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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.

