

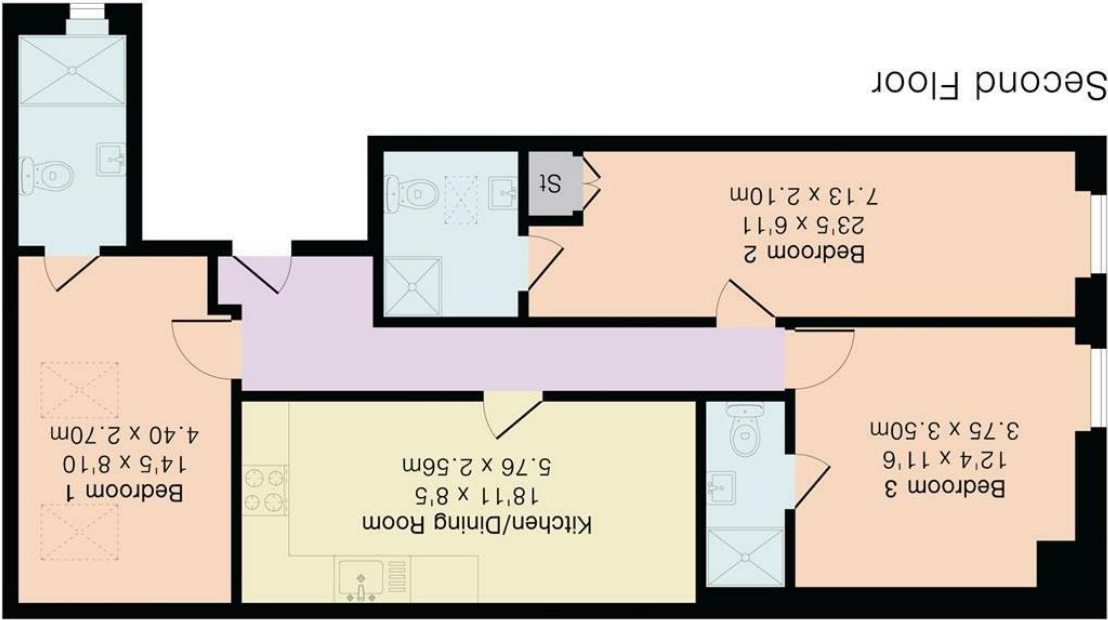
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	
EU Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	34-38
H	29-33
I	21-28
J	13-20
K	7-12
L	1-6
Energy Efficiency Rating (EPC) Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	34-38
H	29-33
I	21-28
J	13-20
K	7-12
L	1-6

Environmental Impact (CO ₂) Rating	
EU Energy Rating	Environmental Impact Class
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70
H	71-80
I	81-90
J	91-100
K	101-110
L	111-120
M	121-130
N	131-140
O	141-150
P	151-160
Q	161-170
R	171-180
S	181-190
T	191-200
U	201-210
V	211-220
W	221-230
X	231-240
Y	241-250
Z	251-260
AA	261-270
AB	271-280
AC	281-290
AD	291-300
AE	301-310
AF	311-320
AG	321-330
AH	331-340
AI	341-350
AJ	351-360
AK	361-370
AL	371-380
AM	381-390
AN	391-400
AO	401-410
AP	411-420
AQ	421-430
AR	431-440
AS	441-450
AT	451-460
AU	461-470
AV	471-480
AW	481-490
AX	491-500
AY	501-510
AZ	511-520
BA	521-530
BB	531-540
BC	541-550
BD	551-560
BE	561-570
BF	571-580
BG	581-590
BH	591-600
BI	601-610
BJ	611-620
BK	621-630
BL	631-640
BM	641-650
BN	651-660
BO	661-670
BP	671-680
BQ	681-690
BR	691-700
BS	701-710
BT	711-720
BU	721-730
BV	731-740
BW	741-750
BX	751-760
BY	761-770
BZ	771-780
CA	781-790
CB	791-800
CC	801-810
CD	811-820
CE	821-830
CF	831-840
CG	841-850
CH	851-860
CI	861-870
CJ	871-880
CK	881-890
CL	891-900
CM	901-910
CN	911-920
CO	921-930
CP	931-940
CQ	941-950
CR	951-960
CS	961-970
CT	971-980
CU	981-990
CV	991-1000
CU	981-990
CV	991-1000



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.



Approximate Gross Internal Area 817 sq ft - 76 sq m

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Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



Surbiton Road
Kingston Upon Thames KT1 2HW





£1,000 Per Month

- Modern Professional Co-Living Accommodation
- Double Bedroom
- Private En-Suite Bathroom
- Furnished
- All Bills Included
- High Speed Wifi
- Modern Communal Kitchen
- Large Communal Garden
- Off Street Parking Available for £50PCM
- 0.6 Miles to Surbiton Station

Description

Co-Living Accommodation - **ALL BILLS INCLUDED @ £1,250**

Gibson Lane proudly present to the market this newly built co-living unit which includes three luxurious all-inclusive double bedrooms, which is located only 0.6 miles from Surbiton Station. These spacious double rooms have been thoughtfully designed providing well-proportioned spaces, comprising a modern private en-suite shower room with toilet, double bed, double wardrobe and desk space.

Rent is inclusive of all bills which includes gas, electricity, water, council tax and high speed broadband with excellent connection throughout the house. The communal area provides a modern open-plan kitchen/living area which has ample fitted cupboards, fridge freezer, oven with hob, adequate worktop space and access to a large communal garden.

Being just a short walk to both Surbiton and Kingston, this house provides excellent access to public transport for commuting into London for working professionals.

Location:

Surbiton Road is a popular residential street moments from the River Thames and conveniently situated for Surbiton and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo.

Furnishing: Furnished
Local Authority: Kingston Upon Thames
Council Tax Band: New Build
Available Date:
Deposit: £1,153
Tenancy Term: Long Term

