



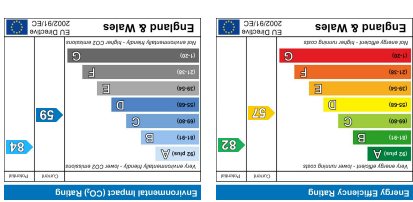
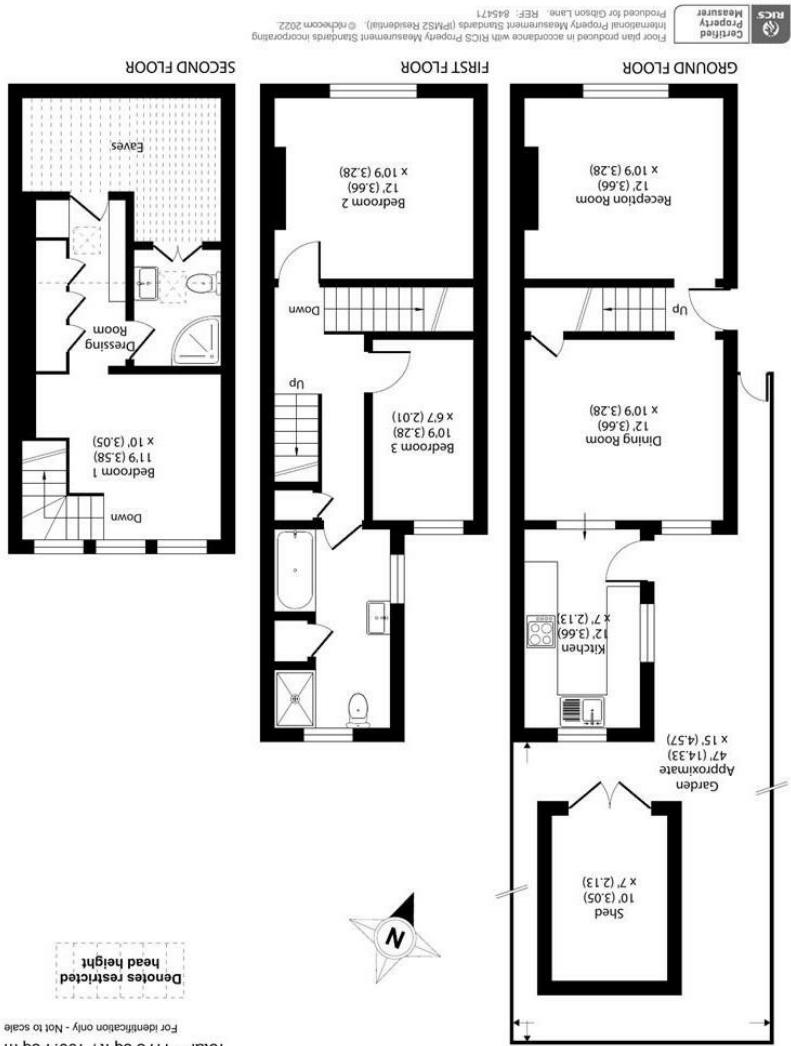
Elm Road
Surrey KT2 6JA

gibson lane

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

Approximate Area = 974 sq ft / 90.5 sq m
Including Limited Use Area(s) = 134 sq ft / 12.4 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1178 sq ft / 109.4 sq m
For identification only - Not to scale

Denotes restricted
head height



The Property Ombudsman
Protected
Protected
Protected

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.



Elm Road is a popular residential road conveniently situated for Norbiton Station, Richmond Park and 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 and state sectors, these include Latchmere, Fern Hill, the German School, Kingston Grammar, Greycourt and Tiffin boys & girls.

