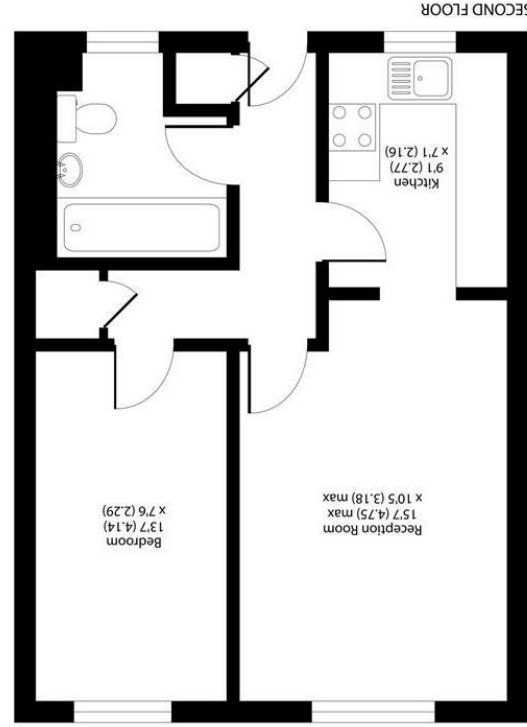


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS) (2018) and RICS Property Measurement Standards (RICS Residential) (2018).  
 Produced for Gibson Lane, REF: 228148  
 RICS Certified Property Measurement



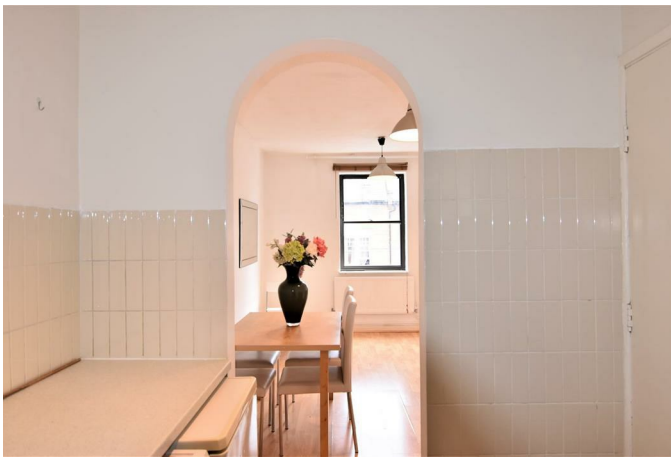
Approximate Area = 460 sq ft / 42.7 sq m  
 For identification only - Not to scale

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





Fife Road  
 Kingston Upon Thames KT1 1SA



## Fife Road

Kingston Upon Thames KT1 1SA

Guide Price £279,950

Gibson Lane presents to the market a lovely one bedroom flat with no onward chain located in the heart of Kingston Town Centre and near to Kingston Station.

### Description

Gibson Lane presents to the market a lovely one bedroom flat located in the heart of Kingston Town Centre and near to Kingston Station. The property consists of one double bedroom, fitted kitchen, living/dining room and a bathroom. There is an allocated parking space and the property is centrally located with excellent amenities nearby. There is easy driving access to the A3 and M25.

### Situation

The property is conveniently positioned for 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.

**Tenure:** Leasehold

**Local Authority:** Kingston Upon Thames

