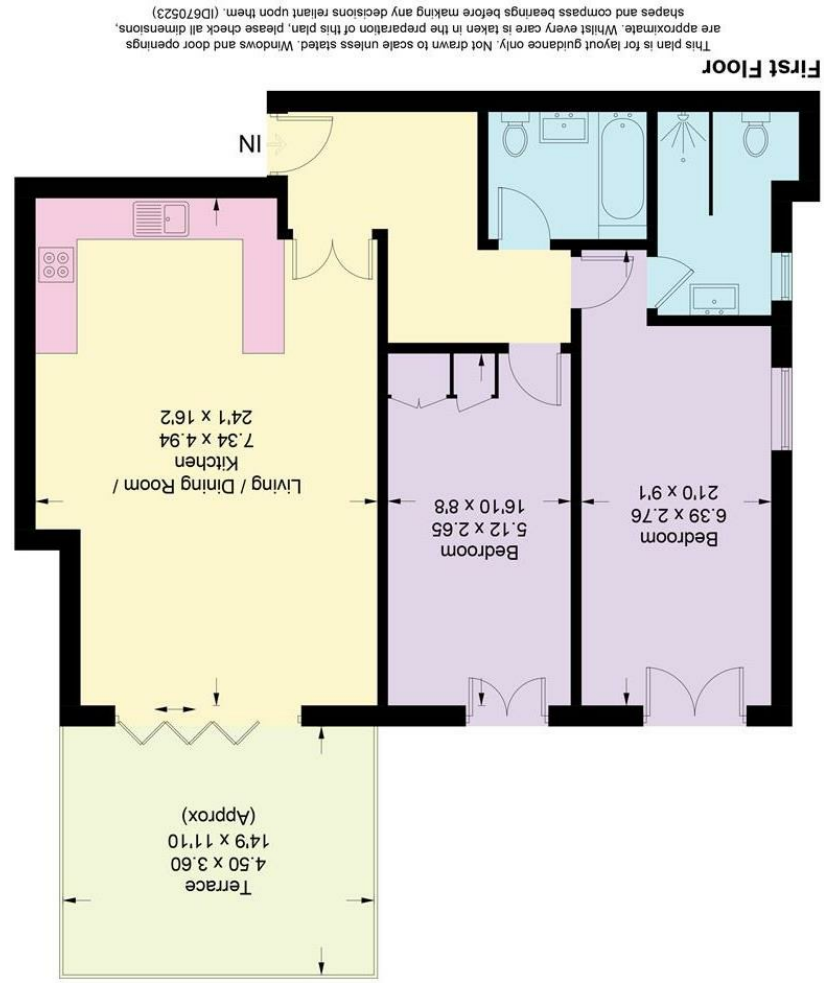


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	A
Environmental Impact (CO <sub>2</sub> ) Rating	A

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



**Coombe Lane West, KT2**  
 Approximate Gross Internal Area = 87.4 sq m / 941 sq ft

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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 Tel: 020 8546 5444

**gibson lane**



**Coombe Lane West**  
 Kingston Upon Thames KT2 7EW



**Coombe Lane West**  
 Kingston Upon Thames KT2 7EW  
**£699,950**

## Description

Sapphire Mansions is a stunning development of just eight new build apartments situated on the edge of the Coombe Estate in Kingston. The properties have all been finished to an incredibly high standard to include engineered parquet flooring, Haecker German kitchens, beautiful Crosswater bathrooms, allocated parking and a 10 year building guarantee.

This property is a two double bedroom, two bathroom first floor apartment featuring an impressive open-plan kitchen/dining/reception room and the added advantage of a private terrace.

## Situation

The development is ideally located in this sought after Coombeside position between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

**Tenure:** Leasehold  
**Local Authority:** Kingston upon Thames

