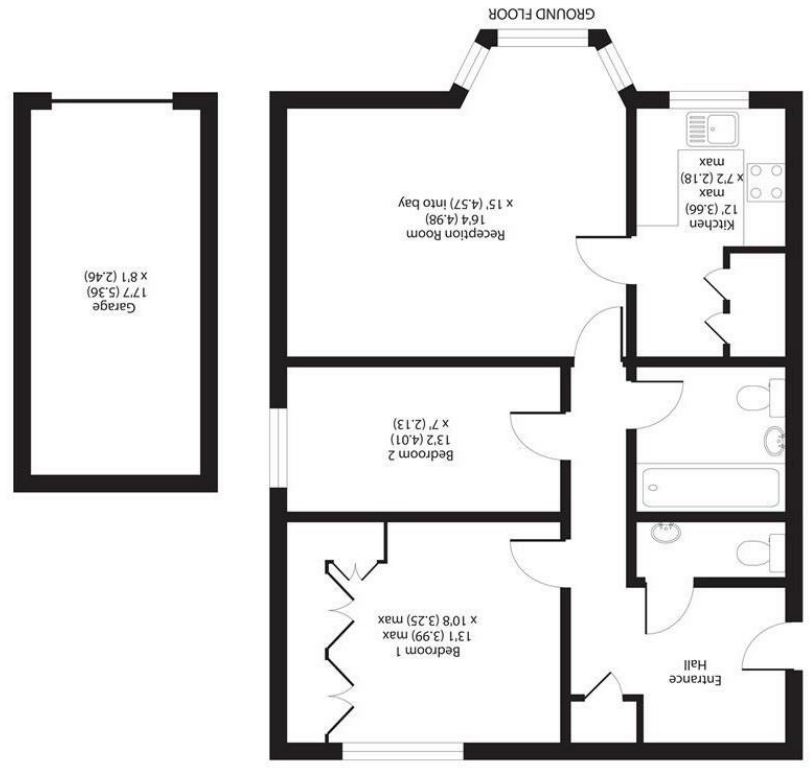


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	77



APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT 70.1 SQ METRES  
 (EXCLUDES GARAGE)

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







## 10 Dean Court

Kingston Upon Thames KT2 7SD

£425,000

This superb flat offers two double bedrooms, garage, a Share of the Freehold and is presented in excellent condition.

### Description

A well proportioned two double bedroom flat situated on the first floor of this well managed, lift serviced block, located within a short distance of both Richmond Park, Norbiton station and excellent local primary schools. Internally the property comprises two double bedrooms, newly fitted kitchen, modern bathroom and separate WC; whilst externally there is a garage allowing space to park off road, and well tended communal gardens. This property has plenty of storage, is double glazed throughout, has gas central heating, a Share of the Freehold, and has been much improved by the current owners who have refurbished completely during their ownership.

### Situation

Queens Road is situated in this highly sought after North Kingston location within close proximity of Richmond Park. Conveniently positioned for Norbiton 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, as well as Kingston Hospital. The standard of schooling in the immediate area is excellent within both the private & state sectors.

**Tenure:** Share of Freehold  
**Local Authority:** Kingston Upon Thames

