

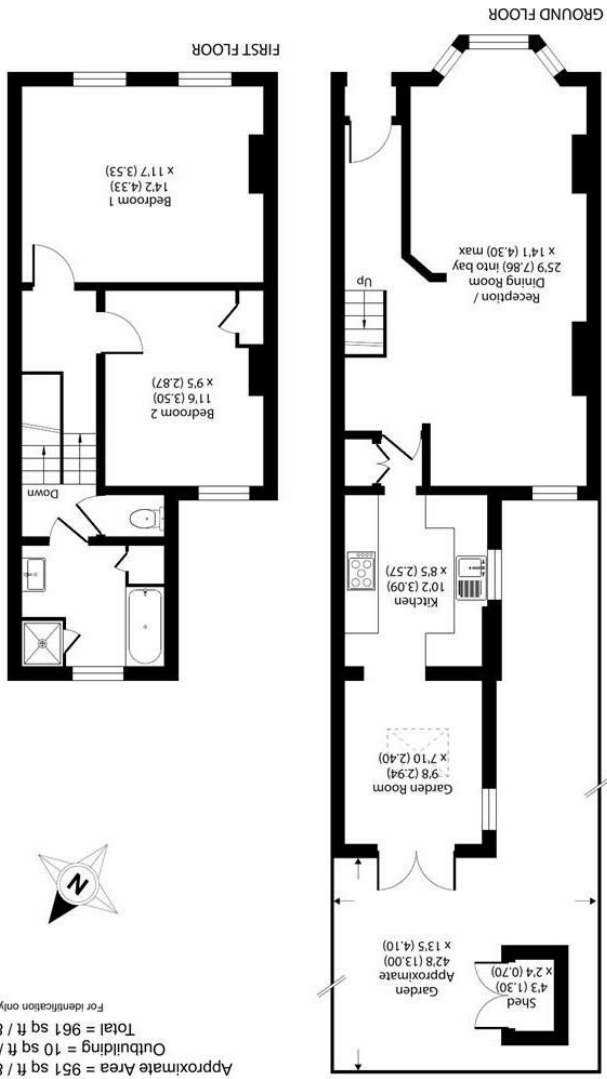
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

**gibson lane**

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444

Approximate Area = 951 sq ft / 88.3 sq m  
 Outbuilding = 10 sq ft / 0.9 sq m  
 Total = 961 sq ft / 89.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance withRICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Redroom 2025. Produced for Gibson Lane, REF: 1224435



Elton Road  
 Kingston Upon Thames KT2 6DA

