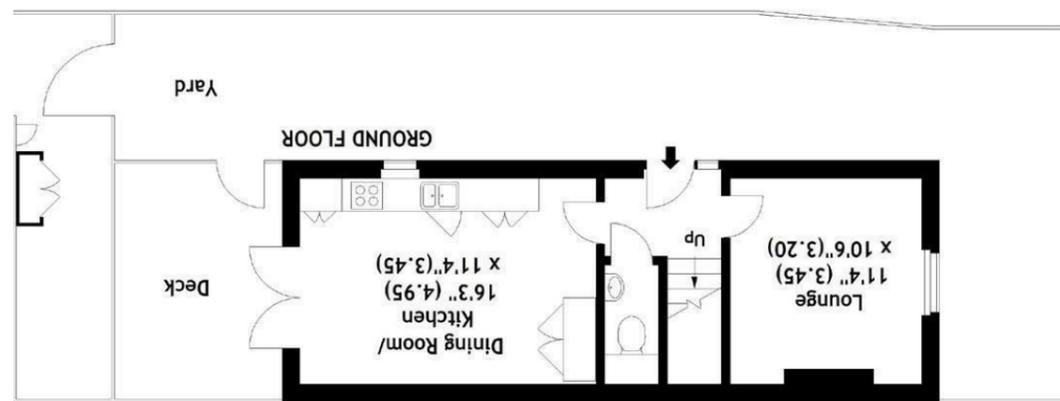
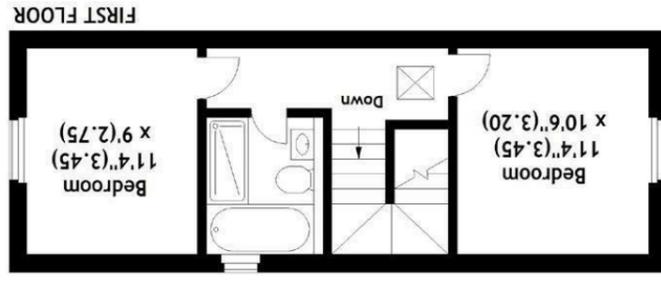


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



APPROX. GROSS INTERNAL AREA 781 SQ FT - 72.55 SQ METRES

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



Acre Road,
 Kingston Upon Thames, Surrey, KT2 6EN

- Detached House
- Stunning Open-Plan Kitchen
- Separate Reception Room
- 2 Double Bedrooms
- Modern Tiled Bathroom With Bath & Shower
- South Facing Patio
- Unfurnished
- Excellent Location Short Walk To Richmond Park & Kingston Town Centre
- EPC Rating - C
- Council Tax Band - E



£2,300 Per Calendar Month

Acre Road,
Kingston Upon Thames,
Surrey,
KT2 6EN



Description:

Gibson Lane proudly present to the market a stunning Victorian detached house finished to a high specification throughout. The ground floor features contemporary living with front reception room, downstairs W.C and stunning kitchen/diner fitted with high quality appliances and offering direct access through bi-folding doors to the south facing patio garden. The first floor comprises of two double bedrooms with vaulted ceilings and a modern bathroom with separate shower and bath. This property does not include off street parking but permit parking is easily accessible, being just a short walk from Kingston town centre & station along with Richmond Park within 5 minute walk this property is perfectly located for all amenities.



Location:

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames 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 sector.

Furnishing: Unfurnished

Local Authority: Kingston upon Thames

Council Tax Band: E

Available Date: 1st February 2025

Deposit: £2,653

Tenancy Term: Long Term