











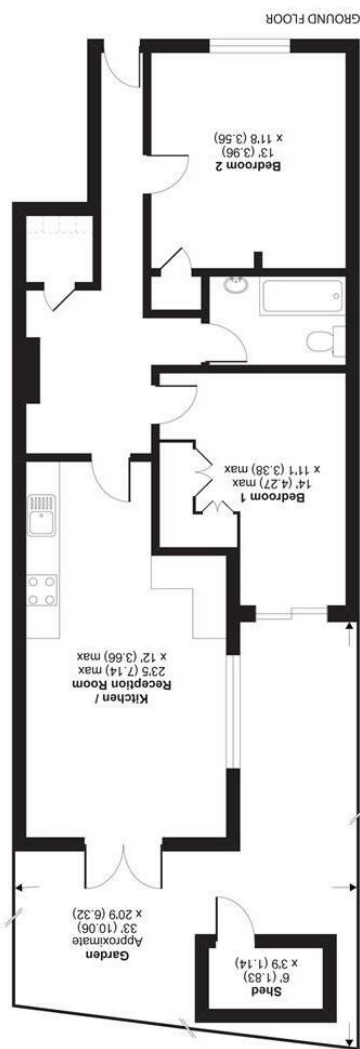


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 A 85-95 Very good (Low energy bills)	 B 31-39 Good (Low CO <sub>2</sub> emissions)
 C 69-78 Fair (Average energy bills)	 C 23-30 Fair (Average CO <sub>2</sub> emissions)
 D 55-68 Fair (Average energy bills)	 D 15-22 Fair (Average CO <sub>2</sub> emissions)
 E 45-54 Fair (Average energy bills)	 E 9-14 Fair (Average CO <sub>2</sub> emissions)
 F 35-44 Poor (High energy bills)	 F 4-8 Poor (High CO <sub>2</sub> emissions)
 G 1-34 Poor (High energy bills)	 G 1-4 Poor (High CO <sub>2</sub> emissions)



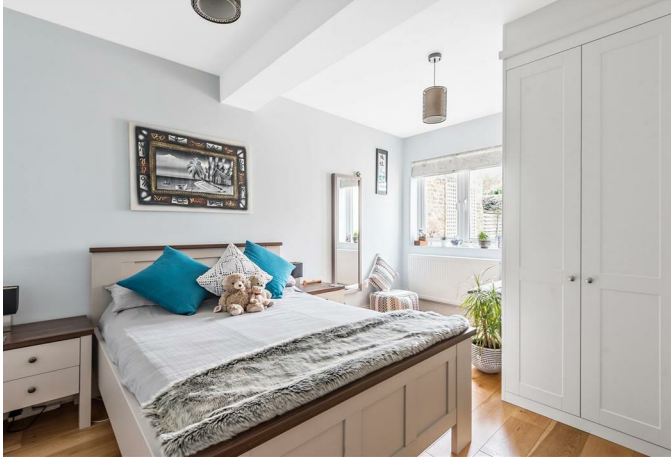
APPROX GROSS INTERNAL FLOOR AREA 758 SQ FT 70.4 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT & SHED)

**gibson lane**

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Acre Road  
 Kingston Upon Thames KT2 6ES



£485,000

- Two Double Bedrooms
- Ground Floor
- Garden Conversion
- Own Front Door
- Long Lease

- North Kingston Location

\* Tenure: Leasehold

\* Local Authority:

## Description

A beautifully presented two double bedroom ground floor garden conversion flat located in the heart of North Kingston within a short walk of the town centre and station. Accessed via it's own front door, the accommodation comprises spacious entrance hallway, leading to all rooms and offering enough space for a study area, large double bedroom with bay window which is currently used as a separate reception room, modern bathroom with shower over bath, a further double bedroom with Sharps fitted wardrobes, and a spacious open plan kitchen/dining/reception room with double doors onto the private rear garden. The flat is presented immaculately throughout, with double glazing, and the kitchen was newly fitted within the last 18 months. Further benefits include ownership of the front garden as well as the rear, long lease, and a complete chain above.

## Situation

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.

