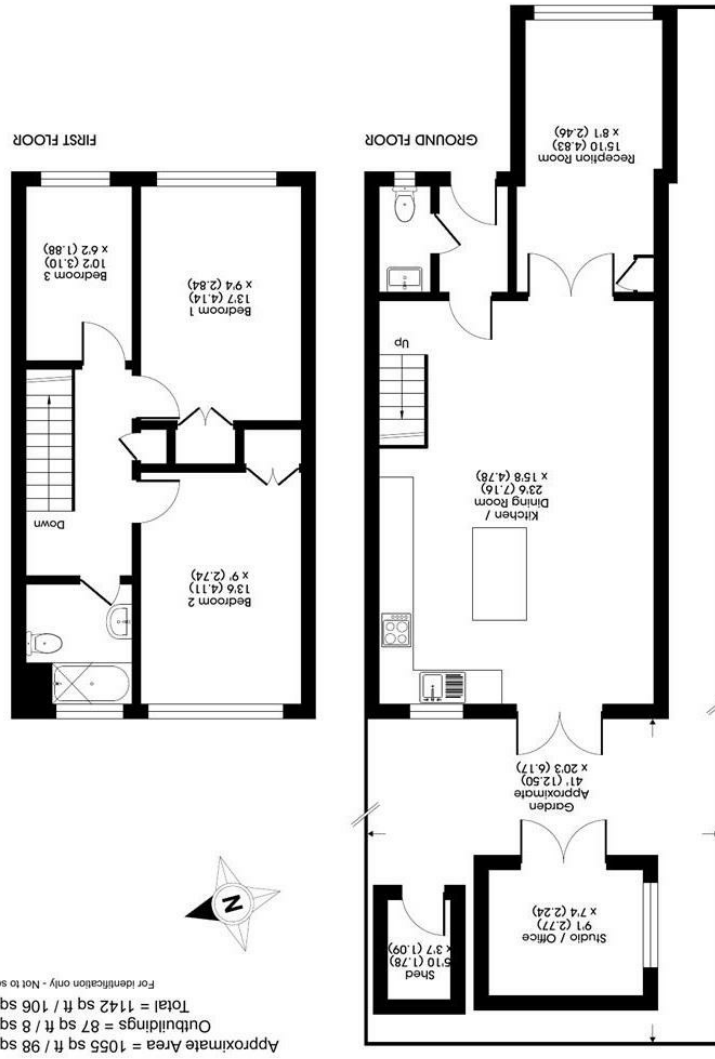


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	35-48
G	2-34
75	

Environmental Impact (CO ₂) Rating	
A	10-20
B	21-30
C	31-40
D	41-50
E	51-60
F	61-70
G	71-80
85	

Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2024. REF: 1076222



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





Staunton Road
 Kingston Upon Thames KT2 5TN

