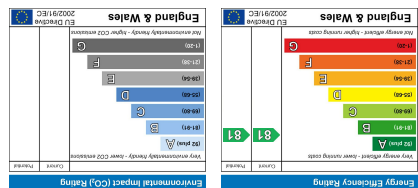
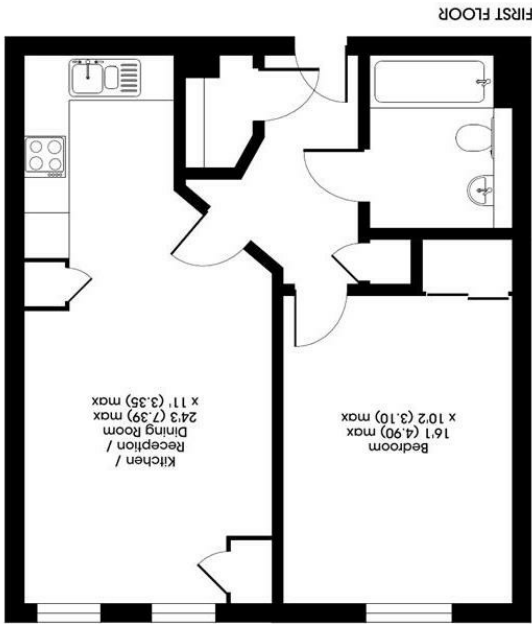


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



Approximate Area = 527 sq ft / 49 sq m  
For identification only - Not to scale



RICS  
Certified  
Property  
Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS Residential). © ndbcom 2023.  
Produced for Gibson Lane, REF: 104926





- Beautiful 1 Bedroom Modern Apartment
- Open-Plan Kitchen/Living Room
- Modern Tiled Bathroom
- Ample Storage
- Allocated Underground Parking
- Lift Access Throughout
- Secure Gated Complex & Well Kept Communal Gardens
- Very Close To River Thames & Canbury Gardens
- EPC Rating - B
- Council Tax Band - D



£1,700 Per Calendar Month

42a Albany Park Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5SY

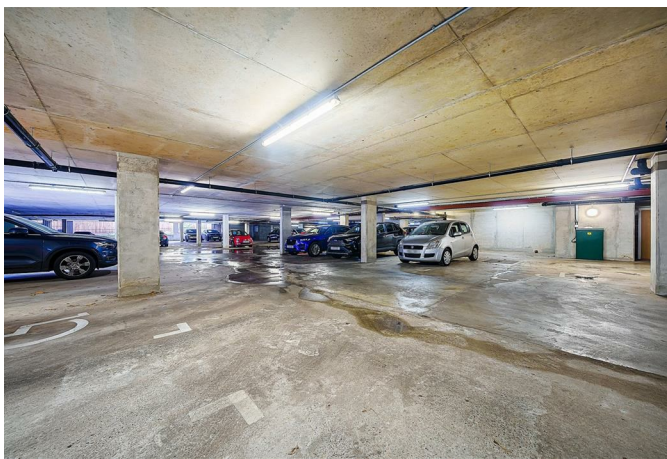
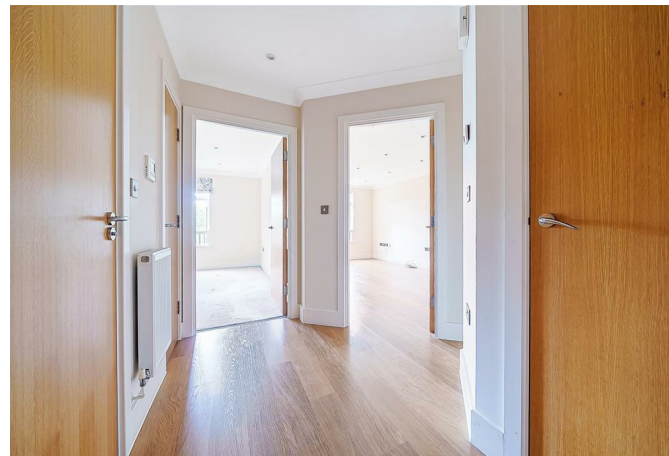


## Description:

Gibson Lane present to the market this stunning first floor one bedroom apartment situated in a modern development with access to communal gardens and one allocated parking space located in a secure, gated underground car park. This property features a large entrance hallway with two storage cupboards as well as an additional cupboard located in the living room, a spacious open plan fully fitted kitchen/ living space with integrated appliances and immaculate wood flooring, one double bedroom with built in wardrobe space with sliding doors and a modern neutral bathroom. The property also has lift access throughout the block along with secure bike storage within the basement car park.

## Location:

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away.



**Furnishing:** Unfurnished

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** D

**Available Date:**

**Deposit:** £1,961

**Tenancy Term:** Long Term