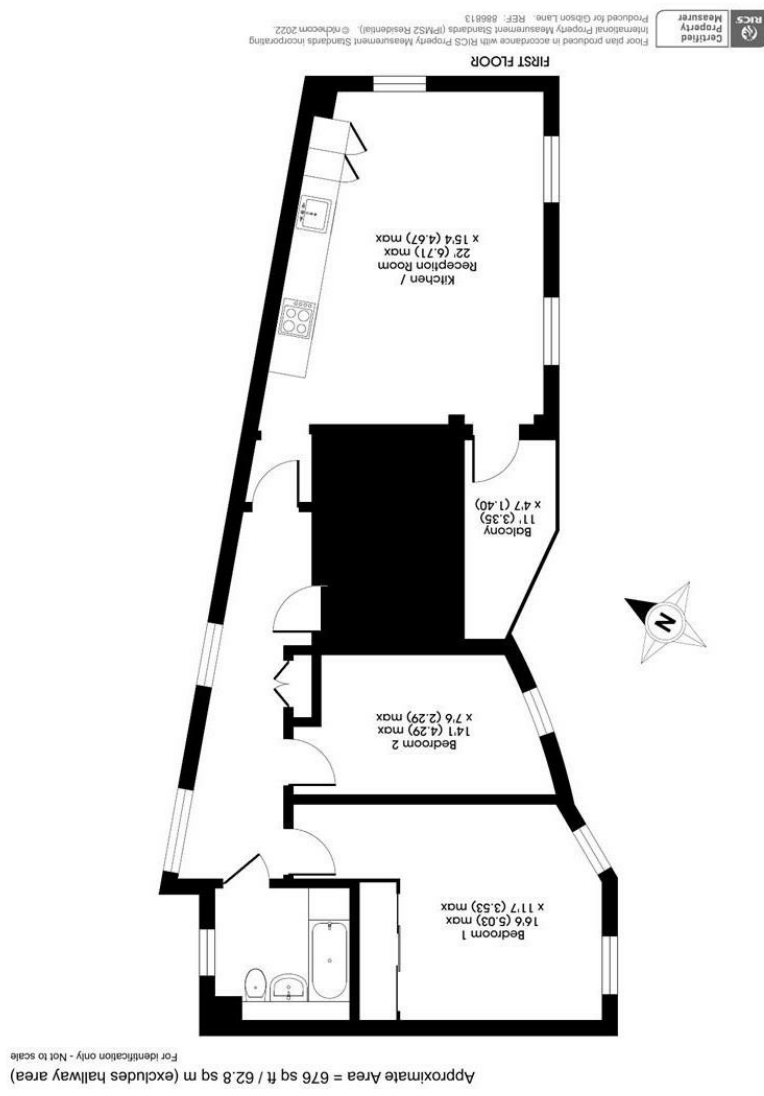


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

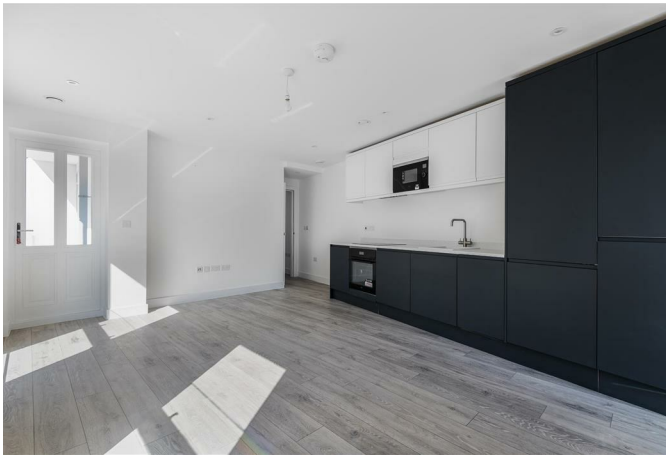


34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT12 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





4a Surbiton Crescent,  
 Kingston Upon Thames, Surrey, KT1 2JP



- New Build Development
- 2 Double Bedrooms
- Open-Plan Kitchen/Living Room
- Modern Tiled Bathroom With Bath & Shower
- Fully Fitted Kitchen With Integrated Appliances
- Balcony & Communal Roof Terrace
- Bike Storage
- High Specification
- EPC Rating - B
- Council Tax - D



£2,250 Per Calendar Month

4a Surbiton Crescent,  
Kingston Upon Thames,  
Surrey,  
KT1 2JP

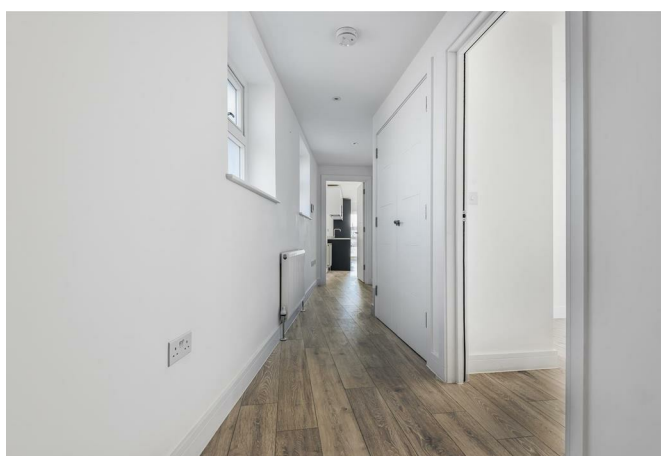
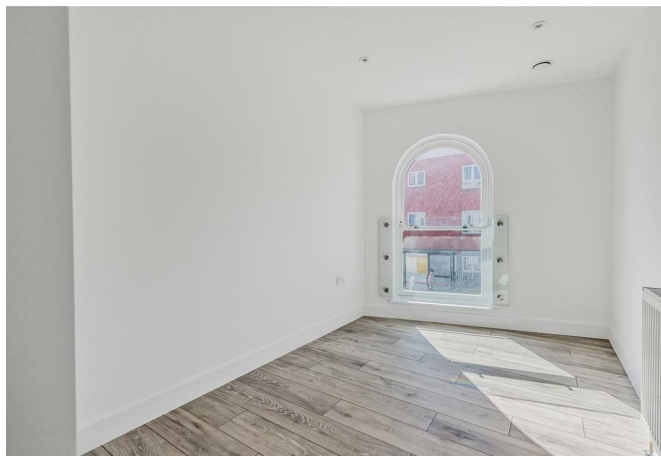


### Description:

Gibson Lane proudly present to the market a stunning new build two double bedroom first floor apartment in this lovely development on the outskirts of both Kingston & Surbiton town centres. Internally the apartment has been meticulously designed with free-flowing living in mind that allows large flexible living spaces with an open plan kitchen/living room which has quartz worktop, ample kitchen storage and integrated AEG appliances. The bedrooms include a good size double with fitted wardrobes and the second bedroom is a small double room, modern tiled bathroom suite with bath & shower. Further benefits to this apartment include a private balcony, allocated bike storage and excellently located for various amenities. Surbiton Crescent is a new development which provides large sashed windows beaming lots of natural light throughout, bike storage units, pretty communal roof terrace and great location with all amenities on the door step.

### Location:

Surbiton Crescent is a newly developed apartment block which is situated on the outskirts of Kingston & Surbiton just a short walk from both train stations. All amenities within a very short walk which is an ideal location for commuters who need to be in reach of the city along with the Surrey countryside.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** B  
**Available Date:** 15th June 2026  
**Deposit:** £2,596  
**Tenancy Term:** Long Term