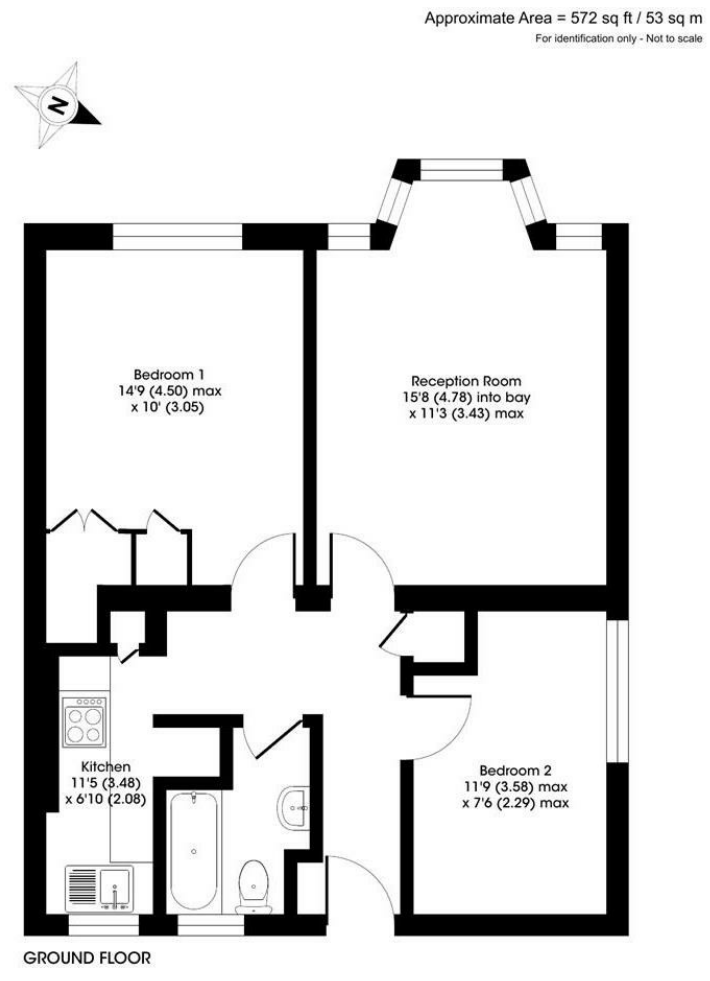
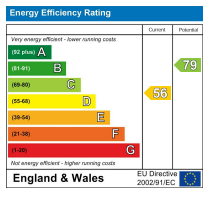
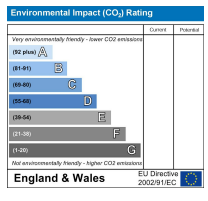


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 870963

gibson lane

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





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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

- Ground Floor Apartment
- 2 Double Bedrooms
- Modern Kitchen With Fitted Appliances
- New Tiled Bathroom Suite With Bath & Shower
- Fully Refurbished Throughout
- Fitted Wardrobes
- River Views
- Fantastic Location
- EPC Rating - D
- Council Tax Band - D

£1,950 Per Calendar Month

Lower Ham Road,
Kingston Upon Thames,
Surrey,
KT2 5AX

Description:

Gibson Lane present to the market this stunning newly refurbished two double bedroom ground floor apartment in a superb riverside location on a highly desirable North Kingston river road. Situated within a short walk from Kingston town centre & train station the property also benefits from river views and being on the door step of the ever popular Canbury Gardens. The property is presented to an immaculate standard throughout with a beautiful reception room beaming with natural light having a south westerly aspect over looking the River Thames & Canbury Gardens, two double bedrooms, modern fully fitted kitchen, fully tiled modern bathroom with bath & stand-in shower. Further benefits include fitted wardrobes, stunning views, within excellent local school catchment zones and all amenities on your door step.

Location:

Canbury Court is a large development of apartments off Lower Ham Road which is one of the sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is moments from Canbury Gardens and directly opposite the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: D
Available Date: 21st December 2024
Deposit: £2,250
Tenancy Term: Long Term