
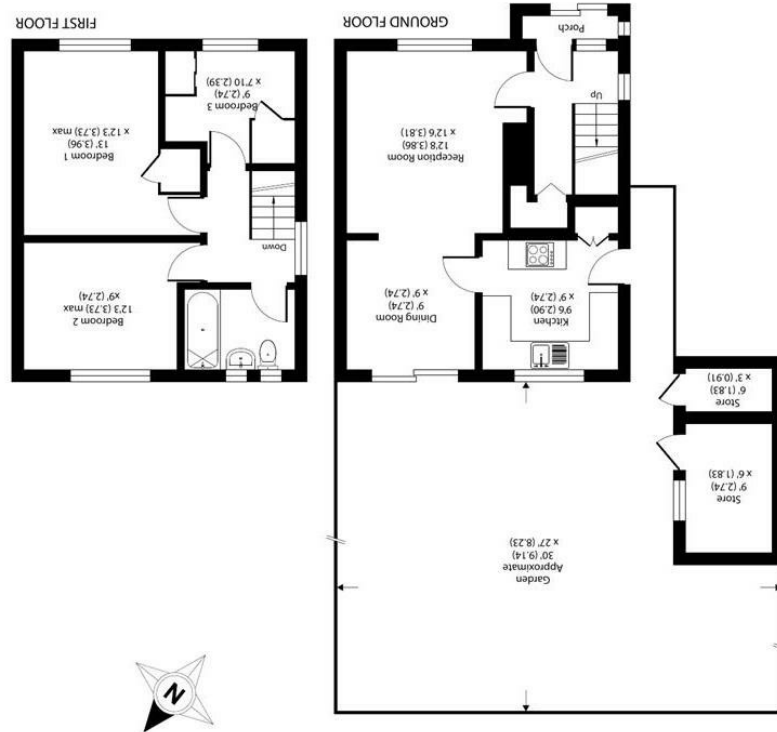


Important Information All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z


 RICS Property Measurement Standard (RICS PAS 52: Residential) © RICS 2023. Floor plan produced in accordance with RICS Property Measurement Standards incorporating



Approximate Area = 851 sq ft / 79 sq m
 Total = 923 sq ft / 85.6 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 For identification only - Not to scale

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





Elm Road
 New Malden KT3 3HT

