

**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.

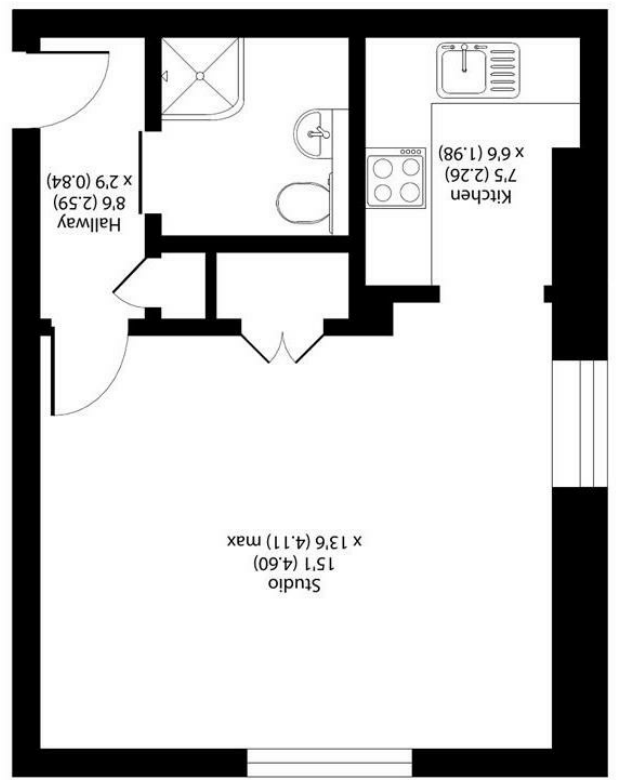
Energy Efficiency Rating	
Very Good (A)	85-92
Good (B)	79-84
Fair (C)	73-78
Fairly Poor (D)	69-72
Poor (E)	65-68
Very Poor (F)	55-64
Very Poor (G)	51-54

Environmental Impact (CO <sub>2</sub> ) Rating	
Very Good (A)	31-35
Good (B)	36-40
Fair (C)	41-45
Fairly Poor (D)	46-50
Poor (E)	51-55
Very Poor (F)	56-60
Very Poor (G)	61-65

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating RICS Professional Property Measurement Standards (PPMS2 Residential). © ndkcom 2024. Produced for Gibson Lane, REF: 1099964

FIRST FLOOR

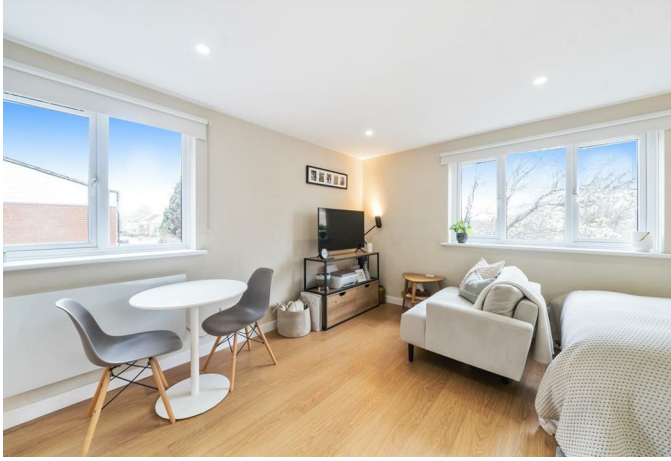


Approximate Area = 338 sq ft / 31.4 sq m  
For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



45 Acre Road  
 Kingston Upon Thames KT2 6ER



### Guide Price £260,000

- Studio Flat
- Parking Space
- Separate Bathroom
- First Floor
- Great North Kingston Location

- Service Charge £1,160 p.a.
- Ground Rent £75 p.a.
- EPC Rating C

\* Tenure: Leasehold

\* Local Authority: Kingston upon Thames

### Description

A purpose built first floor studio flat situated within a highly sought after location in the heart of North Kingston. Ideally located for local shops, bars, restaurants, long walks and cycling in Richmond Park which is just 0.6 miles away. Great public transport links are minutes away, 0.3 miles from Kingston train station making the property ideal for commuters. The property benefits from off street parking separate kitchen and bathroom and entry phone access.

In excellent condition throughout, this is the ideal first time or investment purchase.

### Situation

Acre Road is a popular residential street ideally situated in the sought-after North Kingston, convenient for the excellent local schools, Kingston station, Richmond Park, the River Thames and the town centre. Viewings are highly recommended to appreciate what this lovely property has to offer.

