

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	Environmental Impact (CO ₂) Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Cardinal Avenue,
 Kingston Upon Thames, KT2 5SA



- Well Presented 4 Bedroom Mid-Terrace Family Home
- 2 Separate Reception Rooms
- Galley Style Kitchen
- 3 Double Bedrooms & 1 Single Bedroom
- 2 Modern Tiled Bathroom Suites
- Off-Street Parking
- Low Maintenance Garden With Garage
- Within Excellent Local School Catchment Zone
- EPC Rating - D
- Council Tax Band - E



£4,000 Per Month

Cardinal Avenue,
Kingston Upon Thames,
KT2 5SA



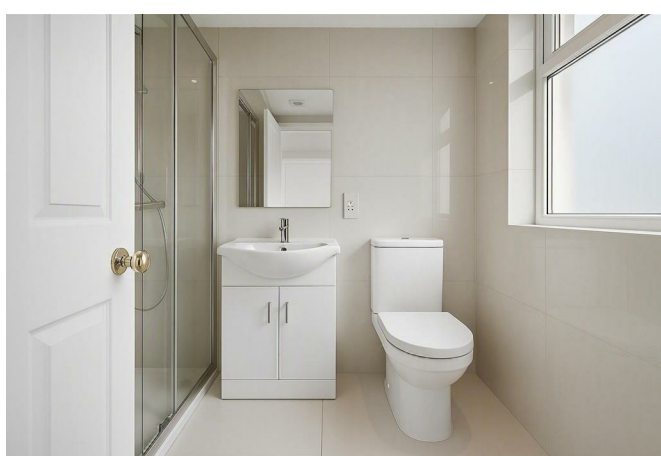
Description:

Gibson Lane proudly present a 1930's mid terrace family home benefiting from four bedrooms, two bathrooms, two separate reception rooms and fully fitted galley style kitchen. This lovely home is finished to a good standard throughout and is situated in the popular North Kingston area, which is conveniently positioned for Kingston Town Centre with its wealth of shops, bars, restaurants and mainline stations. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the town's most highly regarded schools and is close to the German School in Petersham. External benefits include off-street parking, a lovely low maintenance rear garden and garage ideal for storage.



Location:

Cardinal Avenue is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



- Furnishing:** Unfurnished
- Local Authority:** Kingston Upon Thames
- Council Tax Band:** E
- Available Date:** 1st August 2026
- Deposit:** £4,615
- Tenancy Term:** Long Term