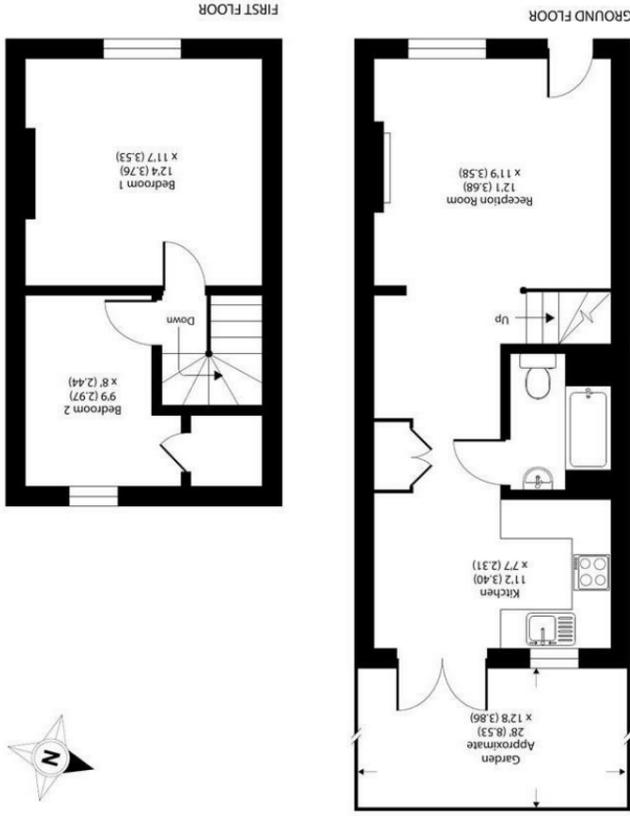


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Floor plan produced in accordance with RICS Property Measurement Standards (RICS 71022) and RICS Property Measurement Standards (RICS 71022) (December 2024). Produced for Gibson Lane, REF: 1076466.



Approximate Area = 633 sq ft / 58.8 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



York Road,  
 Kingston upon Thames, Surrey, KT2 6JF



- Charming Victorian Cottage
- Immaculately Presented
- Impressive 28ft Rear Garden
- 2 Double Bedrooms
- Open Plan Style of Living
- North Kingston Location
- Moments from Richmond Park
- Close to Norbiton/Kingston Train Stations
- EPC Rating - C
- Council Tax Rating - D



£2,200 Per Calendar Month

York Road,  
Kingston Upon Thames,  
Surrey,  
KT2 6JF



**Description:**

Gibson Lane proudly present to the market an immaculately presented two bedroom cottage situated in this popular road in North Kingston. The ground floor provides an impressive open plan style of living to include a spacious double reception room to the front with feature fireplace, downstairs modern bathroom and a kitchen/dining area to the rear with double glass doors opening up onto a fantastic private rear garden spanning almost 30ft. The upstairs provides two double bedrooms which gives excellent use of space for a small family or professional couple with need for an office space. Further benefits to this excellent property include being a short walk from Richmond Park, Kingston town centre which provides great shopping, cafe's, restaurants, riverside and transport links as well as Norbiton train station making it convenient for commuting by train to London.

**Location:**

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.



**Furnishing:** Furnished/unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** D  
**Available Date:** 7th June 2025  
**Deposit:** £2,538  
**Tenancy Term:** Long Term