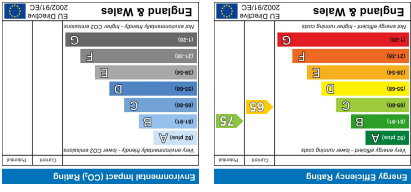
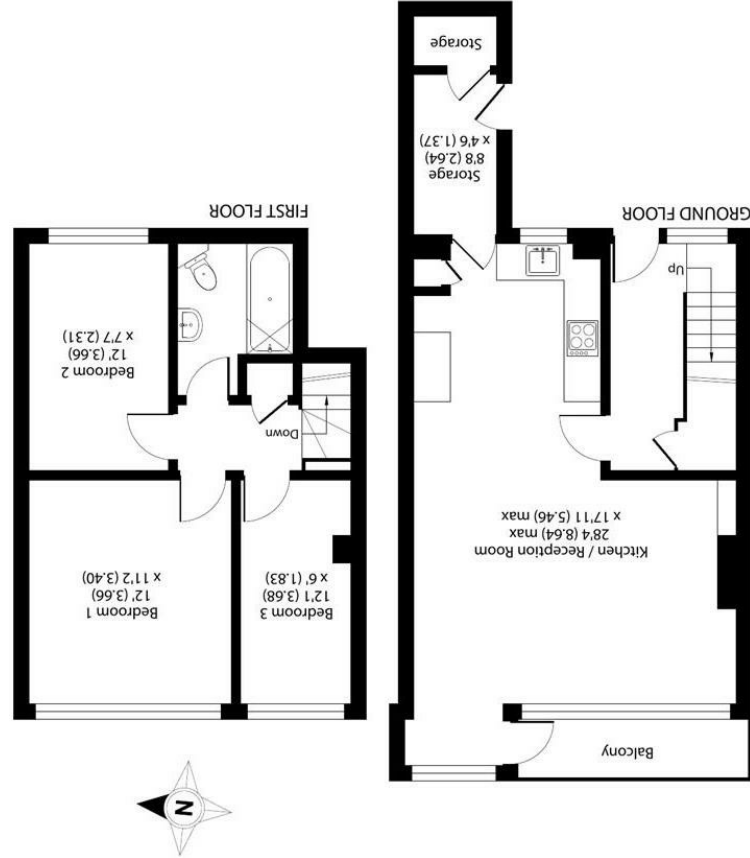


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



RICS Property Measurement  
 Certified  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © December 2023. Produced for Gibson Lane. REF: 1047156



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT12 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



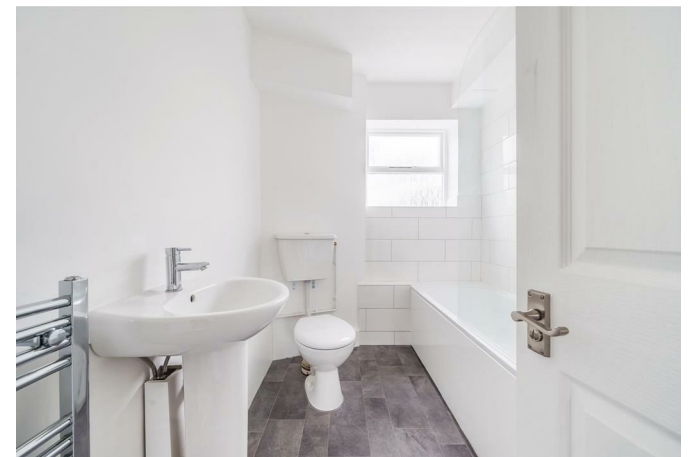




- First Floor Split Level Modern Flat
- Fully Refurbished Throughout
- Stunning Kitchen With Fitted Appliances
- 2 Double Bedrooms
- 1 Single Bedroom
- Modern Tiled Bathroom With Bath & Shower
- Balcony
- Grade 2 Listed building
- EPC Rating - D
- Council Tax Band - E



£2,250 Per Calendar Month  
 Parkleys Parade, Upper Ham  
 Road,  
 Richmond,  
 Greater London,  
 TW10 5LJ



**Description:**

Gibson Lane present to market a delightful Grade 2 Listed three bedroom split level flat located on the ever popular Parkleys Parade in Ham which is just a short walk from Ham Common and Ham Gate leading to Richmond Park. Having been fully refurbished throughout this excellent property has been developed into a lovely modern space. Upon entering you step into a well sized hallway which provides an ample storage cupboard under the stairs and leads into the open-plan kitchen/reception room. The first floor provides two double bedrooms, single bedroom and brand new bathroom with shower & bath. The property also benefits from outside storage and being moments from local amenities and public transport connecting to Richmond and Kingston upon Thames.



**Location:**

Located on Ham parade this 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, Richmond park and Ham Common are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



**Furnishing:** Unfurnished

**Local Authority:** Richmond Upon Thames

**Council Tax Band:** E

**Available Date:** 19th June 2026

**Deposit:** £2,596

