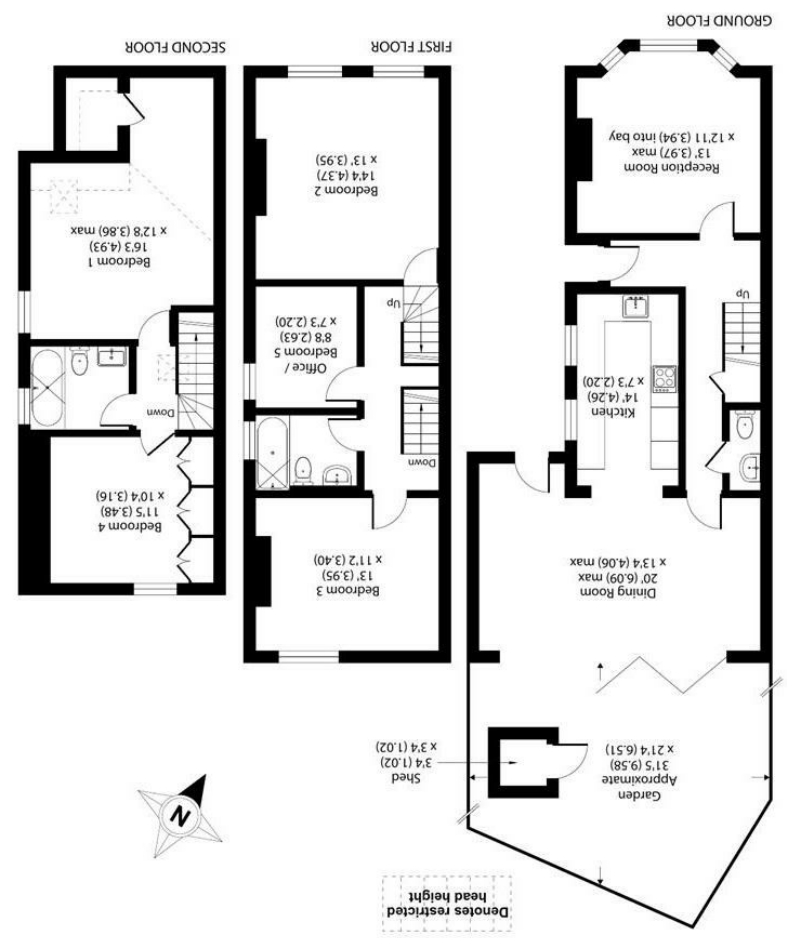


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © Gibson Lane, 2025.
 Produced for Gibson Lane, REF: 1256614



Approximate Area = 1553 sq ft / 144.3 sq m
 Including Limited Use Areas = 41 sq ft / 3.8 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1605 sq ft / 149.1 sq m

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



Canbury Avenue
 Kingston Upon Thames KT2 6JP

