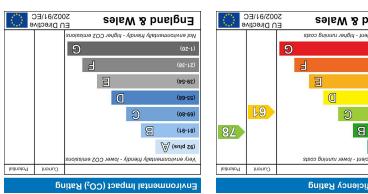


All applications listed in these details are only as seen, and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must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

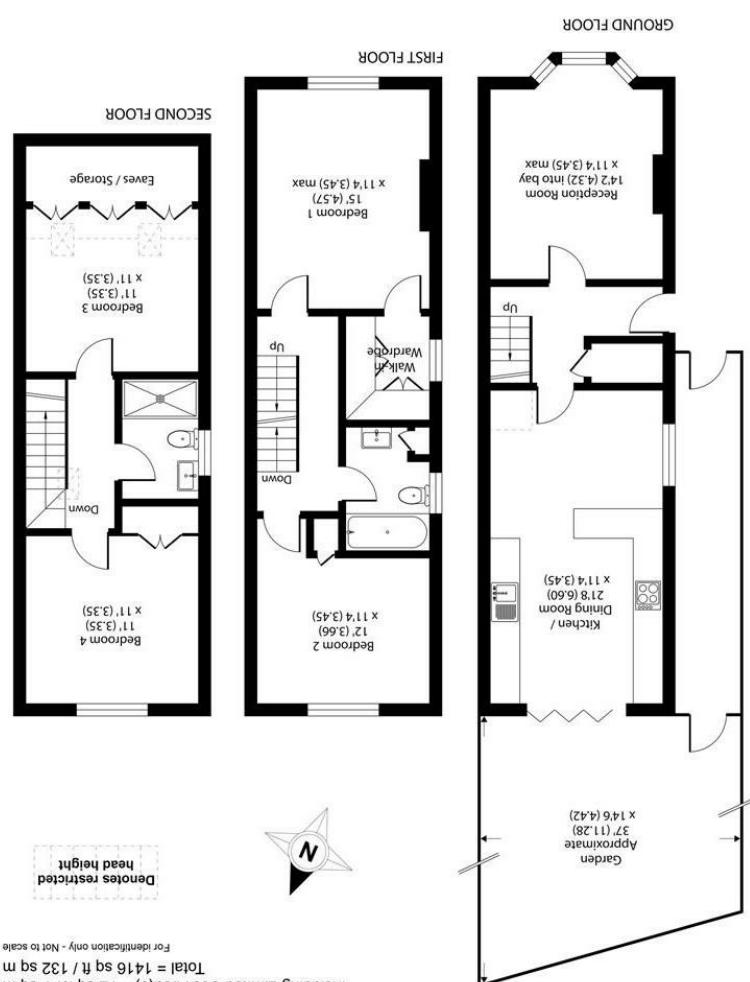
Important Information



Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © nadercom 2021

Produced for Gibson Lane REF: 781476

Telephone: 020 8546 5444  
Email: [www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)  
34 Richmond Road  
Kingston Upon Thames  
Surrey  
KT2 5ED  
Tel: 020 8546 5444



Approximate Area = 1344 sq ft / 125 sq m  
Including Limited Use Area(s) = 72 sq ft / 7 sq m  
Total = 1416 sq ft / 122 sq m  
For identification only - Not to scale

Detected restricted  
height



Canbury Park Road,  
Kingston Upon Thames, London, KT2 9LG



- Semi Detached Family Home
- 4 Double Bedrooms
- Modern Open-Plan Kitchen/Diner
- Immaculately Presented Internally
- 2 Bathrooms
- Unfurnished
- Desirable North Kingston Location
- Close to Transport Links
- EPC Rating - D
- Council Tax Band - D



£3,600 Per Calendar Month

Canbury Park Road,  
Kingston Upon Thames,  
London,  
KT2 6LG



#### Description:

Gibson Lane proudly present to the market an attractive brick fronted four bedroom Victorian semi-detached family home situated on this sought after road in North Kingston. This property has been finished to the highest of standards and offers spacious accommodation in excess of 1400 sq ft. The ground floor comprises a stunning front reception room with feature fireplace and bay window and a fantastic open plan kitchen / dining room with bi folding doors leading directly onto the perfectly landscaped rear garden ideal for entertaining. The upper floors boast four double bedrooms with walk in wardrobe to the master bedroom and two modern family bathrooms.



#### Location:

Canbury Park Road is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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: Unfurnished

Local Authority: Kingston upon Thames

Council Tax Band: D

Available Date: 7th April 2025

Deposit: £4,153

Tenancy Term: Long Term