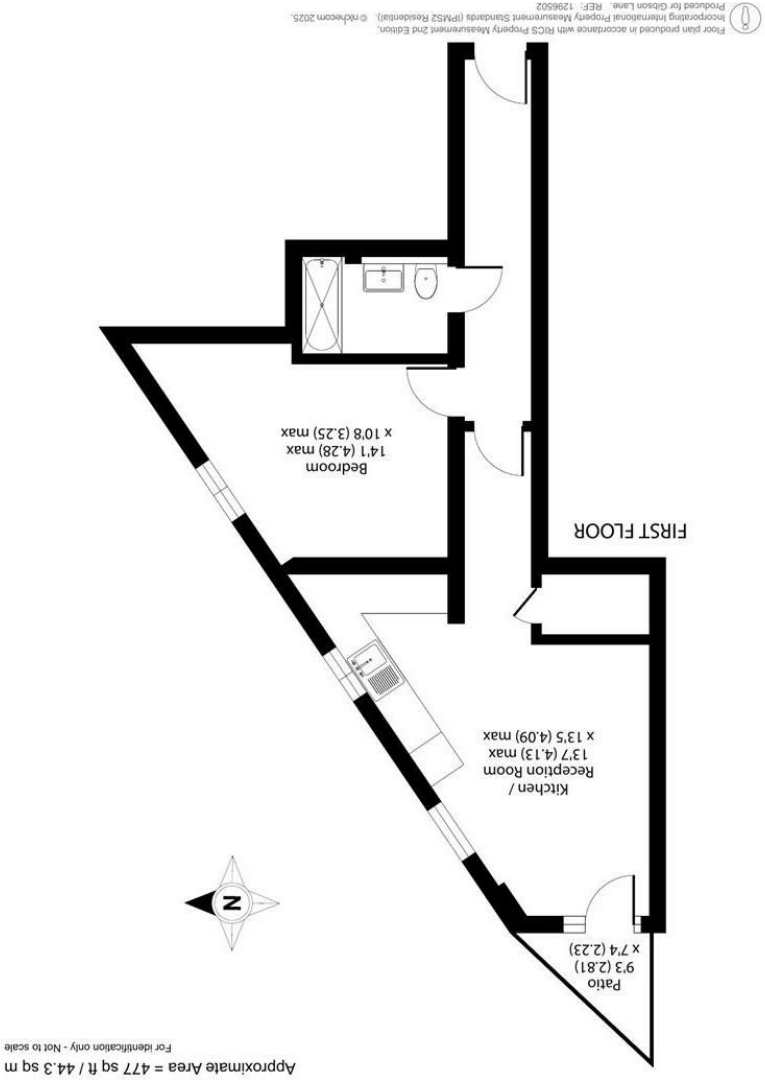


Energy Efficiency Rating	
EU Energy Rating	2002/91/EC
Final energy consumption (kWh/m <sup>2</sup> /year)	100-150
CO <sub>2</sub> emissions (kg/m <sup>2</sup> /year)	100-150
Energy efficiency class	A
Energy efficiency class	B
Energy efficiency class	C
Energy efficiency class	D
Energy efficiency class	E
Energy efficiency class	F
Energy efficiency class	G
Energy efficiency class	H
Energy efficiency class	I
Energy efficiency class	J
Energy efficiency class	K
Energy efficiency class	L
Energy efficiency class	M
Energy efficiency class	N
Energy efficiency class	O
Energy efficiency class	P
Energy efficiency class	Q
Energy efficiency class	R
Energy efficiency class	S
Energy efficiency class	T
Energy efficiency class	U
Energy efficiency class	V
Energy efficiency class	W
Energy efficiency class	X
Energy efficiency class	Y
Energy efficiency class	Z

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Energy Rating	2002/91/EC
Final energy consumption (kWh/m <sup>2</sup> /year)	100-150
CO <sub>2</sub> emissions (kg/m <sup>2</sup> /year)	100-150
Energy efficiency class	A
Energy efficiency class	B
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Energy efficiency class	X
Energy efficiency class	Y
Energy efficiency class	Z



**gibson lane**

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 6ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444

192-194 London Road,  
Kingston Upon Thames, Surrey, KT2 6QP





- Stunning New Build Development
- Spacious 1 Bedroom Apartment
- Modern Kitchen With Integrated Appliances
- Separate Reception Area
- Tiled Bathroom With Bath & Shower
- Private Balcony
- Communal Roof Terrace With Picturesque Views Over North Kingston
- Communal Bike Storage
- EPC Rating -
- Council Tax Band -



£1,800 Per Calendar Month

192-194 London Road,  
Kingston Upon Thames,  
Surrey,  
KT2 6QP



#### Description:

Gibson Lane proudly present to the market a stunning one bedroom apartment located on the first floor of this new build modern development. The property provides great living space throughout to include a lovely open-plan kitchen & reception area, good size double bedroom and a modern tiled bathroom with bath & shower. Extra benefits include a spacious private balcony, fitted storage cupboard/utility space, communal roof terrace with picturesque views over North Kingston & communal bike storage. Being a new build development this block provides modern spec and has been completed to a high standard throughout.

#### Location:

Sunny Court is a lovely new build development which is located on London Road, a convenient location for access to Kingston & Norbiton train stations giving direct access into London Waterloo. Within a 10 minute walk Richmond Park is the largest of the Royal Parks which provides 2,500 acres of lovely open air green space. Kingston town centre is just a short walk away and benefits from an array of shops, restaurants and bars. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Furnishing:** Unfurnished

**Local Authority:**

**Council Tax Band:**

**Available Date:**

**Deposit:** £2,076

**Tenancy Term:** Long Term

