# Albany Park Road,

Kingston Upon Thames, Surrey, KT2 5SY




**Approximate Gross Internal Area 669 sq ft - 62 sq m**




Second Floor

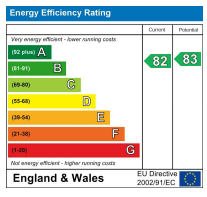
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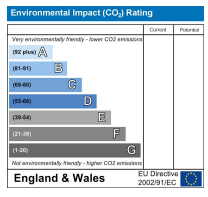
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
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Tel: 020 8546 5444

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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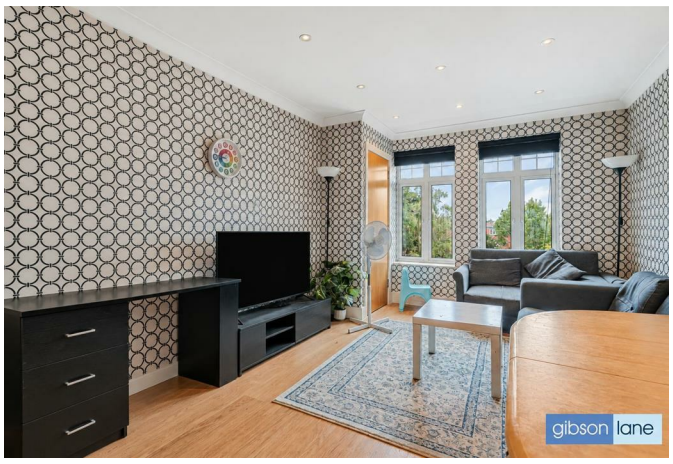



**Important Information**

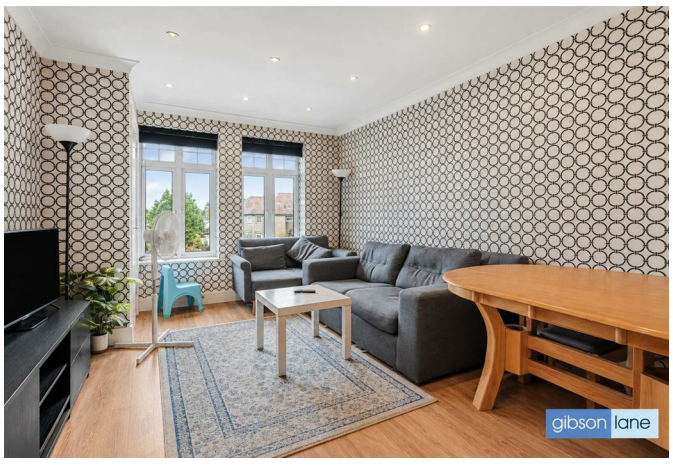
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

The Property Ombudsman
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- Second Floor Lift Serviced Apartment
- Open-Plan Kitchen/Living Room
- 2 Double Bedrooms
- 2 Modern Tiled Bathrooms - 1 En-Suite Shower Room & 1 Family Bathroom With Bath & Shower
- Allocated Underground Parking
- Well Tended Communal Gardens
- Excellent Location Within Highly Rated School Catchment Zones
- Very Close To River Thames & Canbury Gardens
- EPC Rating - B
- Council Tax Band - E



£2,250 Per Month

Albany Park Road,
Kingston Upon Thames,
Surrey,
KT2 5SY



## Description:

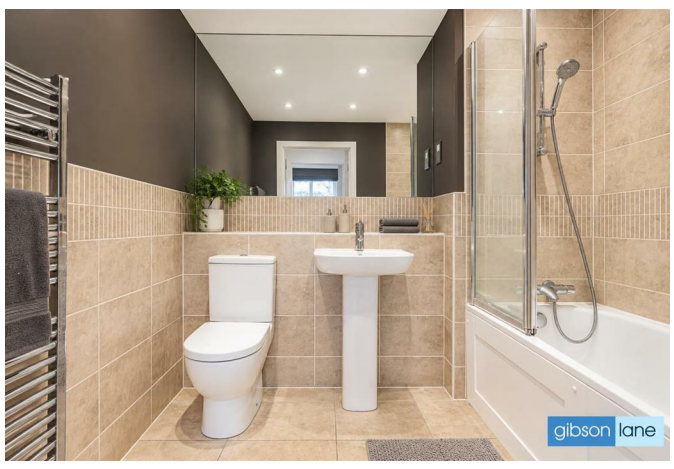
Gibson Lane proudly present to the market a second floor two double bedroom apartment situated in a modern development close to the River Thames, Kingston Town Centre & the local highly rates schooling. This property features a large entrance hallway with two storage cupboards as well as an additional cupboard located in the living room, a spacious open plan fully fitted kitchen/ living space with integrated appliances & wooden flooring, two double bedrooms with built in wardrobes, two modern tiled bathrooms - one en-suite shower room and additional family bathroom with bath & shower. The development also benefits from having well tendered communal gardens, lift access throughout, one allocated parking space along with secure bike storage located in the secure, gated underground car park.

## Location:

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.

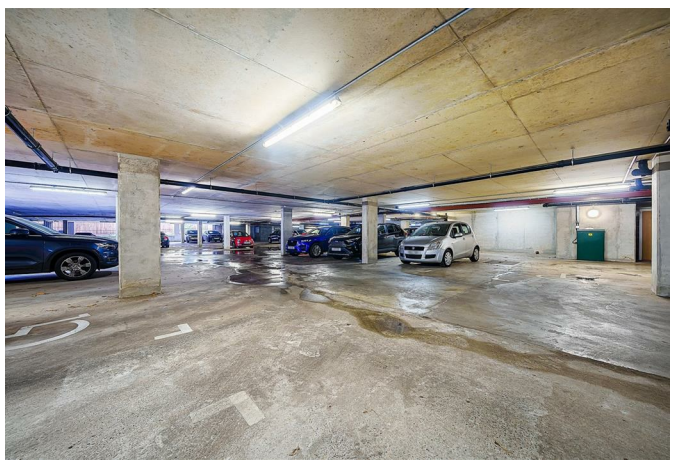












**Furnishing:** Unfurnished
**Local Authority:** Kingston upon Thames
**Council Tax Band:** E
**Available Date:** 21st November 2026
**Deposit:** £2,596
**Tenancy Term:** Long Term