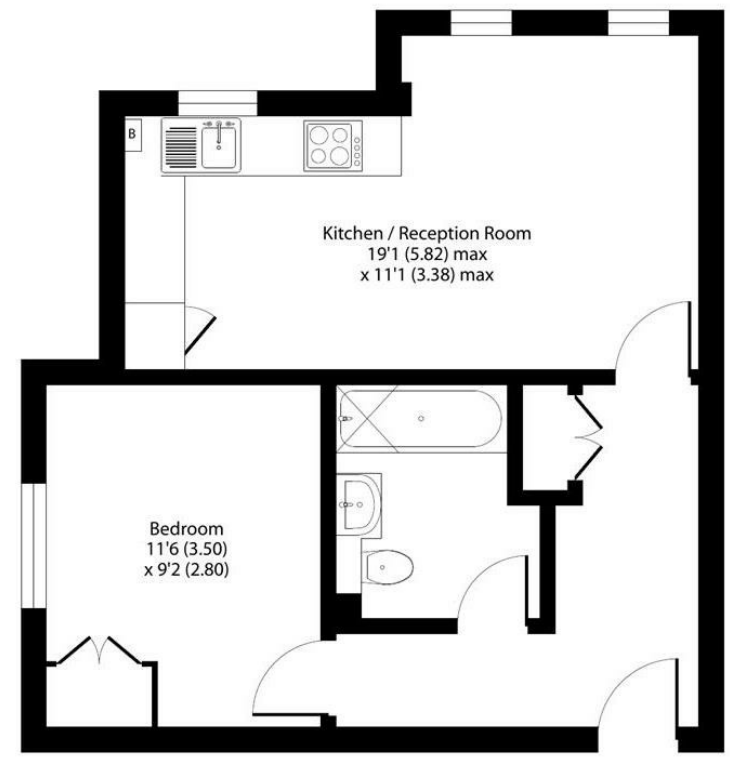
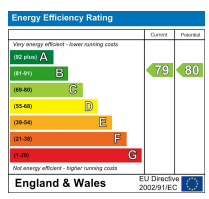
Approximate Area = 449 sq ft / 41.7 sq m
For identification only - Not to scale

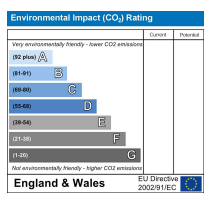


SECOND FLOOR

RICS Certified Property Measurer
This floor plan was constructed using measurements provided to © nichecom 2022 by a third party.
Produced for Gibson Lane. REF: 922877

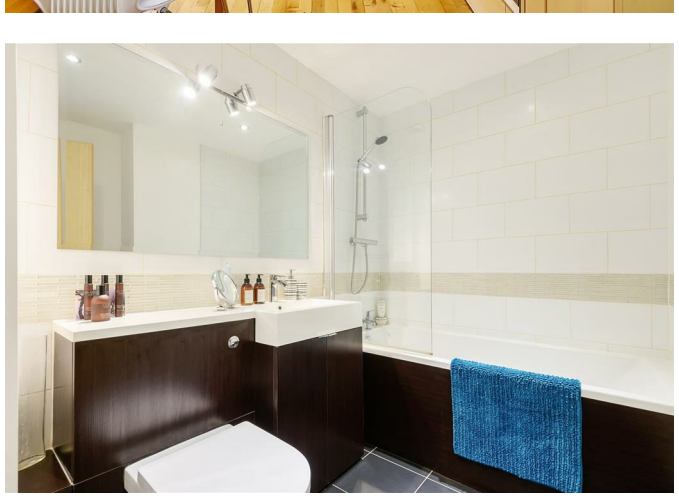
gibson lane
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £305,000

- Second Floor Apartment
- 1 Double Bedroom
- Modern Open Plan Kitchen/Reception
- Central Location
- Close to station

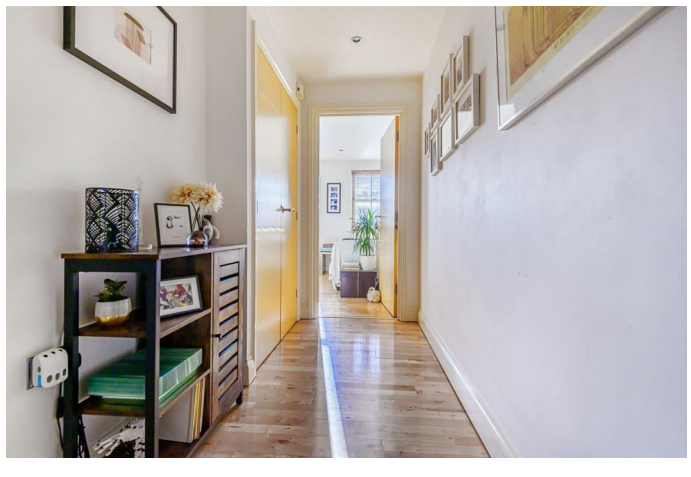
- EPC Rating - C
- Council Tax Band - C
- Service Charge £1,096 p.a.
- Ground Rent £180 p.a.
- 980 year lease

* Tenure: Leasehold

* Local Authority: Kingston

Description

Gibson Lane present to the market a modern one double bedroom apartment situated in central Kingston close to the town centre and train station. This second floor apartment offers a spacious open plan fully integrated kitchen with living & dining area, a good size bedroom and a modern family size bathroom. Fantastic location on the door step of Kingston town centre with Kingston station just a stones throw away.

Situation

Old London Road is ideally situated in the centre of Kingston. The property is conveniently located within close proximity of Richmond Park and the River Thames and Kingston town centre with its array of shops, restaurants and bars is a short distance away. Conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. The standard of schooling in the immediate area is excellent within both the private and state sector.