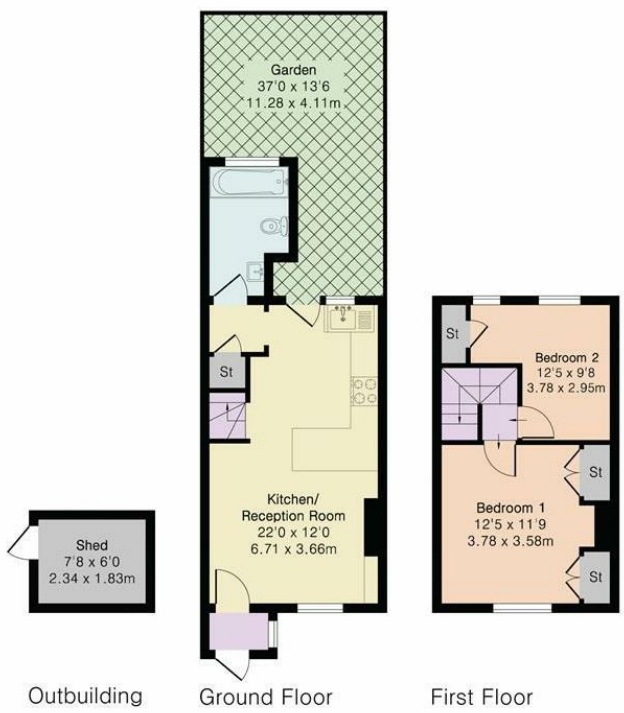
York Road,

Kingston upon Thames, Surrey, KT2 6JF

Approximate Gross Internal Area 642 sq ft - 60 sq m
(Including Outbuilding)
Approximate Gross Internal Area 594 sq ft - 56 sq m
(Excluding Outbuilding)
Ground Floor Area 330 sq ft – 31 sq m
First Floor Area 264 sq ft – 25 sq m
Outbuilding Area 48 sq ft – 4 sq m

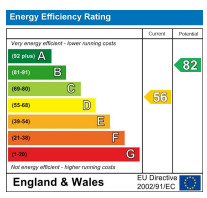


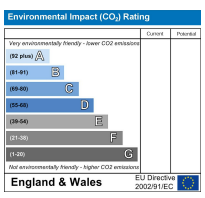
gibson lane
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

PINK PLAN

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.

gibson lane





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

- Lovely 2 Bedroom Cottage
- Stunning Open-Plan Kitchen & Living Room
- 2 Double Bedrooms
- Modern Bathroom
- Beautiful Landscaped Rear Garden
- Presented To A High Standard Throughout
- Short Walk to Richmond Park
- Close To Kingston Town Centre & Train Station
- EPC Rating - D
- Council Tax - D

£2,250 Per Calendar Month

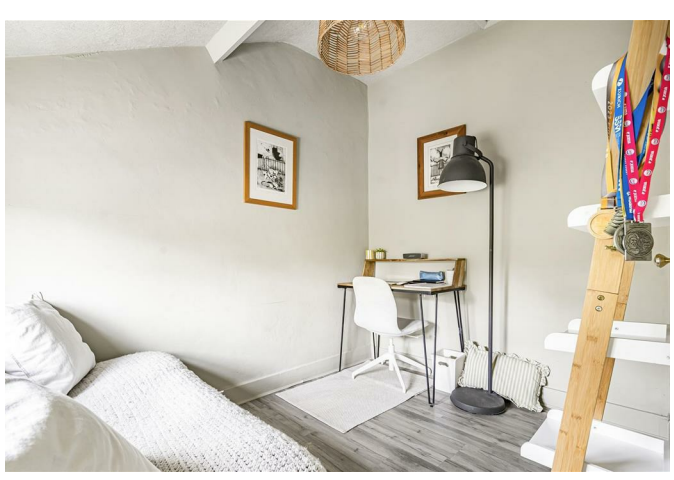
York Road,
Kingston Upon Thames,
Surrey,
KT2 6JF

Description:

Gibson Lane present to the market this lovely two double bedroom cottage situated in this popular road in North Kingston which offers well balanced accommodation arranged over two floors. Internally the house is presented to a high standard and offers a practical style of living with the ground floor providing a generous open plan kitchen/reception room spanning an impressive 22 ft and a modern bathroom. The first floor provides a fantastic master bedroom with built in cupboards and an additional double bedroom which can be used as a home office. Externally there is a beautifully landscaped private rear garden measuring almost 40 ft deep and a storage shed.

Location:

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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: Furnished
Local Authority: Kingston Upon Thames
Council Tax Band: D
Available Date:
Deposit: £2,596
Tenancy Term: Long Term