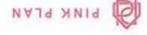


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



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.



Approximate Gross Internal Area 519 sq ft - 48 sq m

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



Richmond Road,  
 Kingston Upon Thames, Surrey, KT2 5ED



- Large Balcony with Stunning Views
- Modern One Bedroom Top Floor Apartment
- Fully Fitted Kitchen
- Fully Furnished Throughout
- Open Plan Lounge/Kitchen Area
- Lift Access
- Great Location Very Close To All Amenities
- Nearby Kingston Station and Town Centre
- EPC Rating - B
- Council Tax Band - C



£1,750 Per Calendar Month

Richmond Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5ED



### Description:

Gibson Lane present to the market this modern top floor one-bedroom apartment, offering stunning views from the large balcony to the rear of the property, with lift access included. Ideally located for Kingston town centre, train station and highly sought-after schools. Comprising a fully fitted modern kitchen with integrated appliances and open plan living area, a well-proportioned double bedroom and contemporary bathroom including bath and shower. Presented in excellent condition and finished to a high standard throughout.

### Location:

Richmond Road is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. The property 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 sector.



**Furnishing:** Furnished  
**Local Authority:** Kingston  
**Council Tax Band:** C  
**Available Date:** 18th March 2026  
**Deposit:** £2,019  
**Tenancy Term:** Long Term