



**Birkenhead Avenue**  
 Kingston Upon Thames KT2 6RR

**gibson lane**

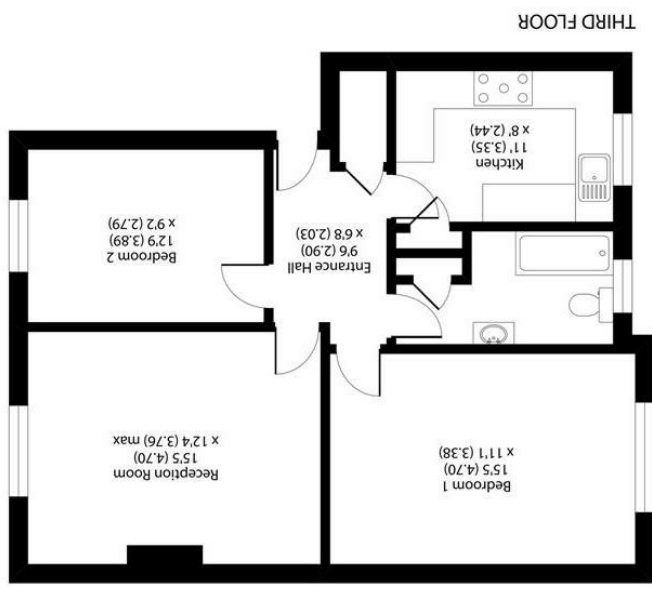
Kingston Office  
 34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 Tel: 020 8546 5444

Ham Office  
 323 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5DU  
 T: 020 8247 9444  
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

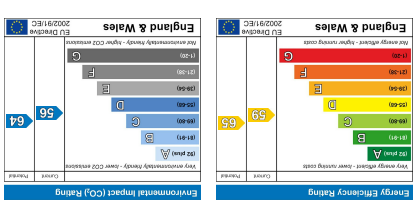
**Redress:** We hold independent redress with Property Redress

Approximate Area = 758 sq ft / 70.4 sq m  
 For identification only - Not to scale



THIRD FLOOR

RICS Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ricom 2020.  
 Produced for Gibson Lane, REF: 630142



**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.





## Guide Price £350,000

- Top Floor 2 Double Bedroom Apartment
- Fully Fitted Kitchen
- Tiled Bathroom With Bath & Shower
- Great Location
- No Onward Chain

- Service Charge £3601.76 p.a. Includes Hot Water and On Site Caretaker
- EPC Rating - D
- Council Tax Band - C
- 165 Years Remain on Lease
- Peppercorn Ground Rent

Tenure: Leasehold  
Local Authority: Kingston Upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Gibson Lane presents a spacious two double bedroom top floor apartment, situated within a highly desirable and iconic Art Deco development with accommodation over 758 sq ft, in a fantastic location on the door step of Kingston Town Centre offering a wide range of shops and restaurants. Kingston and Norbiton train stations are close by offering excellent travel links into London Waterloo. Richmond Park is a short walk away offering beautiful walks and bike rides in tranquil surroundings. This recently decorated property provides two over sized double bedrooms, a large living room, modern kitchen and bathroom with both bath and shower. Further benefits include off street un-allocated parking, on site caretaker and hot water included in the service charge. The property is currently tenanted, presenting a fantastic turn-key opportunity for buy-to-let investors looking for an immediate rental yield. Alternatively, the flat is available with vacant possession upon completion, making it equally suited for owner-occupiers who wish to move in themselves. Viewings are highly recommended to see what this lovely property has to offer!

### Situation

Norbiton Hall is a popular Art Deco block located within half a mile of both Norbiton and Kingston stations giving direct access into Waterloo and Wimbledon, as well as the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away and there are supermarkets and restaurants within a short walk of the property.

