


Approximate Area = 483 sq ft / 44.9 sq m

For identification only - Not to scale

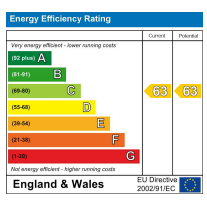


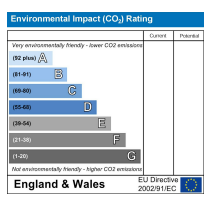

gibson lane

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

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1104965




**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

- Split Level 1 Double Bedroom Flat
- Spacious Reception Room/Kitchen
- Ground Floor Access
- Modern Tiled Bathroom
- Solid Wooden Floor
- Gated Entry
- Short Walk To Norbiton Village
- Close To Norbiton Station
- EPC Rating - D
- Council Tax Band - B







£1,550 Per Calendar Month

Backwater Place,
Kingston Upon Thames,
Surrey,
KT1 3BS

**Description:**

Gibson Lane present to the market a modern ground floor accessed, split level apartment located close to central Kingston & just a short walk to Norbiton station. The property is presented in good order providing an open-plan kitchen/reception room to the front, modern tiled bathroom with bath & shower along with a good size double bedroom on the upper floor. The property is also located close to Norbiton Village which offers a select range of shops, restaurants.

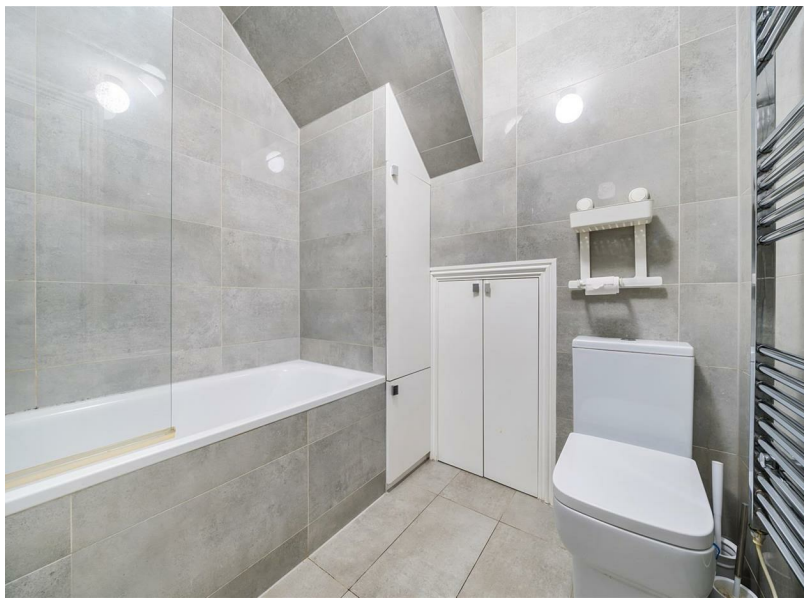




**Location:**

Backwater Place is conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.





**Furnishing:** Unfurnished
**Local Authority:** Kingston Upon Thames
**Council Tax Band:** B
**Available Date:** 27th August 2025
**Deposit:** £1,788
**Tenancy Term:** Long Term