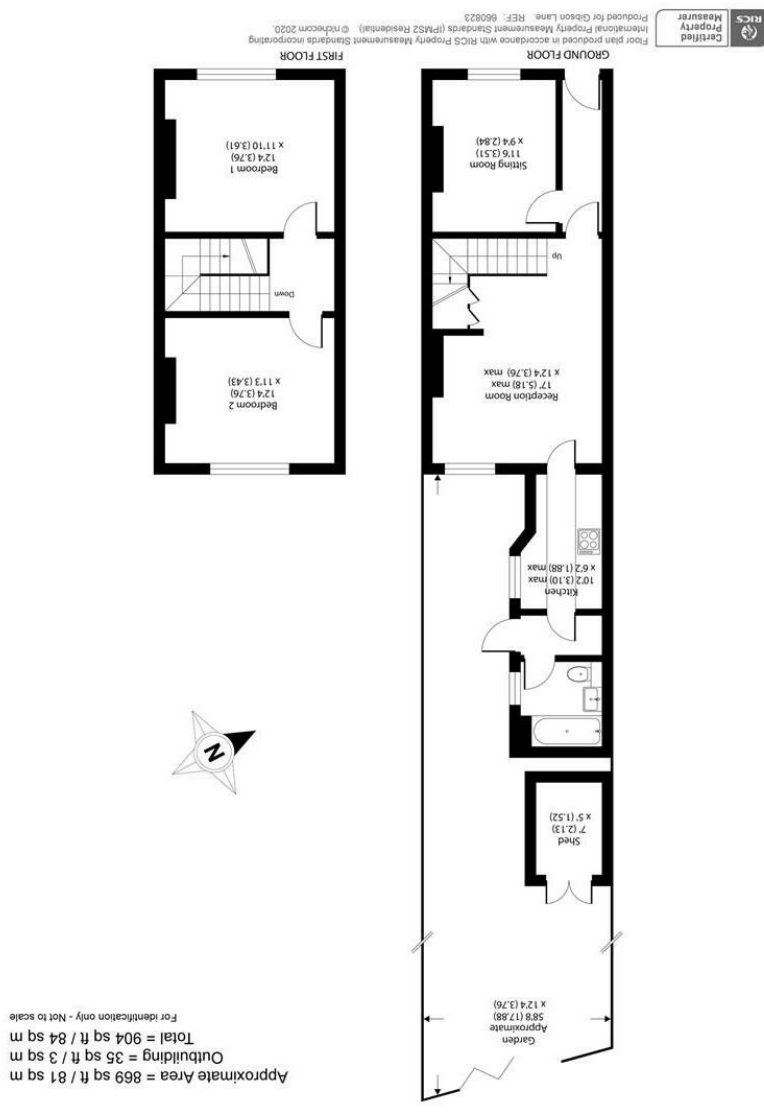


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	
Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Fairly poor (D)	55-68
Poor (E)	49-54
Very poor (F)	35-48
Very poor (G)	1-34

Environmental Impact (CO ₂) Rating	
Very good (A)	1-10
Good (B)	11-20
Fair (C)	21-30
Fairly poor (D)	31-40
Poor (E)	41-50
Very poor (F)	51-60
Very poor (G)	61-70



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



East Road,
 Kingston Upon Thames, Surrey, KT2 6EL



- Victorian Mid-Terrace House
- 2 Double Bedrooms
- Fully Fitted Kitchen
- Separate Dining Room
- Cosy Reception Room
- Versatile Rear Garden
- Off-Street Parking
- Garden Shed
- Excellent Location
- EPC Rating - D



£2,500 Per Calendar Month

East Road,
Kingston Upon Thames,
Surrey,
KT2 6EL



Description:

Gibson Lane proudly present to the market a charming two double bedroom Victorian mid-terraced house situated in the heart of North Kingston within easy reach of both Richmond Park and the River Thames. Internally the property is presented to a very high standard providing a cosy reception room in the heart of the property with an additional office/dining/reception room to the front of the property, the ground floor also comprises of the fully fitted kitchen and tiled bathroom with bath & shower. The first floor provides two generous sized double bedrooms with the front bedroom being the larger of the two. Further benefits include front driveway with off-street parking for one car, a low maintenance versatile rear garden which provides rear access that could provide additional off-street parking, garden shed and patio area. Excellent location just moments away from the centre of Kingston which boasts an array of shops, dining, bars and leisure facilities.

Location:

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. The A3 which serves both London & the M25 is easily accessible by car, 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. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: D
Available Date: 16th June 2026
Deposit: £2,884
Tenancy Term: Long Term

