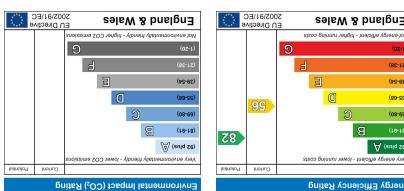


All applications listed in these details are only as seen, and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and dimensions are approximate. Floor plans and photographs are for guidance purposes only and must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

Important Information



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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 guarantee is given on the total square footage of the property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN



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

Telephone: 020 8546 5444
www.gibsonlane.co.uk
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Telex: 2002918/19/20

gibson lane





- 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.



Furnishing: Furnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date:

Deposit: £2,596

Tenancy Term: Long Term