



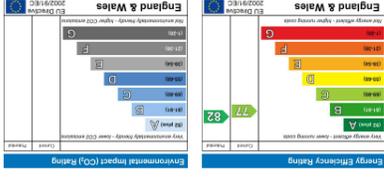
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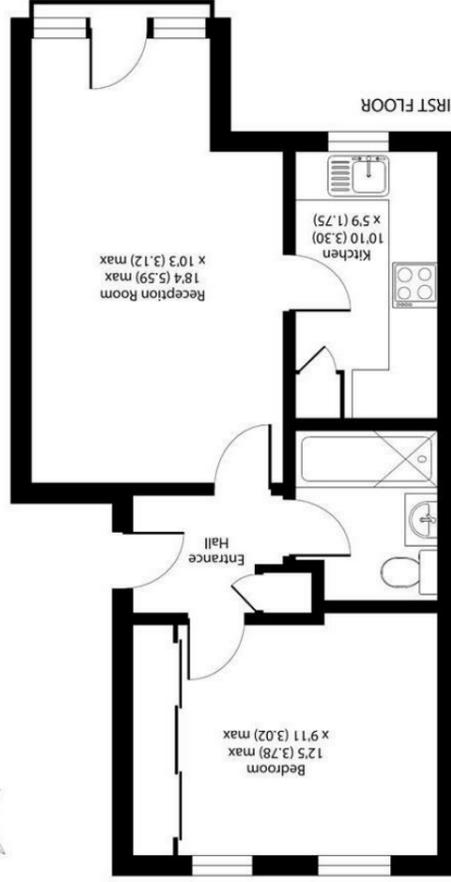
www.gibsonlane.co.uk

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 = 454 sq ft / 42.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (RIS2 Residences). © gibsonlane 2024.
 RICS Certified Property Measurement REF: 1110266

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.



Winery Lane
 Kingston Upon Thames KT1 3GQ



Guide Price £287,500

- Modern 1 Double Bedroom Apartment
- Recently Refurbished
- Spacious Living Room
- Large Double Bedroom
- Fitted Wardrobes
- Modern Tiled Bathroom
- Allocated Parking
- Service Charge - £1,330.67 p.a.
- EPC Rating - C
- Council Tax Band - C

Tenure: Share of Freehold
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 present to the market a bright and modern first floor apartment which is finished to a fantastic standard throughout. This stunning apartment benefits from a modern fitted kitchen, large living/dining area with Juliette balcony, double bedroom with built in wardrobes and modern slate bathroom. Further benefits include off street allocated parking, short walk to Kingston Town Centre and all amenities local.
NB: Photos taken pre tenancy



Situation

Winery Lane is a popular residential area ideally situated for Kingston town centre with its extensive range of shops, bars, restaurants and station offering a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors. The property is moments away from Fairfield Park with its acres of open space.

