

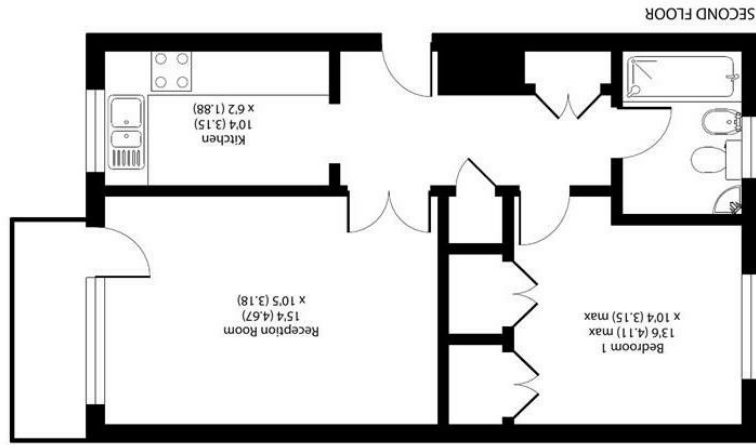
**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very good (A)	10-35
Good (B)	36-45
Fair (C)	46-55
Below average (D)	56-65
Poor (E)	66-75
Very poor (F)	76-85
Very poor (G)	86-100

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) incorporating  
 Produced by Gibson Lane, REF: 903198



Total = 495 sq ft / 45.9 sq m  
 For identification only - Not to scale

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 Tel: 020 8546 5444



**Deer Park Close**  
 Kingston Upon Thames KT2 7RH



**£1,450 Per Calendar Month**

- Spacious 1 Bedroom Top Floor Flat
- Fully Fitted Kitchen
- Good Size Reception Room
- Private Balcony
- Communal Gardens
- Quiet Development
- Unfurnished
- Very Close To Richmond Park
- EPC Rating- D
- Council Tax Band - C

## Description

Gibson Lane present to the market this spacious and light second floor one bedroom apartment situated in this sought after development moments away from Richmond Park & Norbiton Station. The property is presented to a good standard throughout with a large double bedroom, modern kitchen and bathroom, bright and airy reception room with patio doors leading onto a private balcony overlooking the communal gardens. The property also benefits from lots of built in storage with additional storage cupboards in the hallway and reception room.

## Location:

Hillside Court is located very close to Richmond Park which is the largest of the Royal Park and provides a very quiet location to live but conveniently located within reaching distance of Norbiton station, Kingston station & Kingston Town Centre. Situated in this highly sought after North Kingston location providing vast greenery spaces on your door step its a lovely place to call home but being within easy reach of the A3 which serves both London & the M25 it provides excellent transport links.

**Furnishing:** Unfurnished  
**Local Authority:** Kingston upon Thames  
**Council Tax Band:** C  
**Available Date:** 9th May 2026  
**Deposit:** £1,673  
**Tenancy Term:** Long Term

