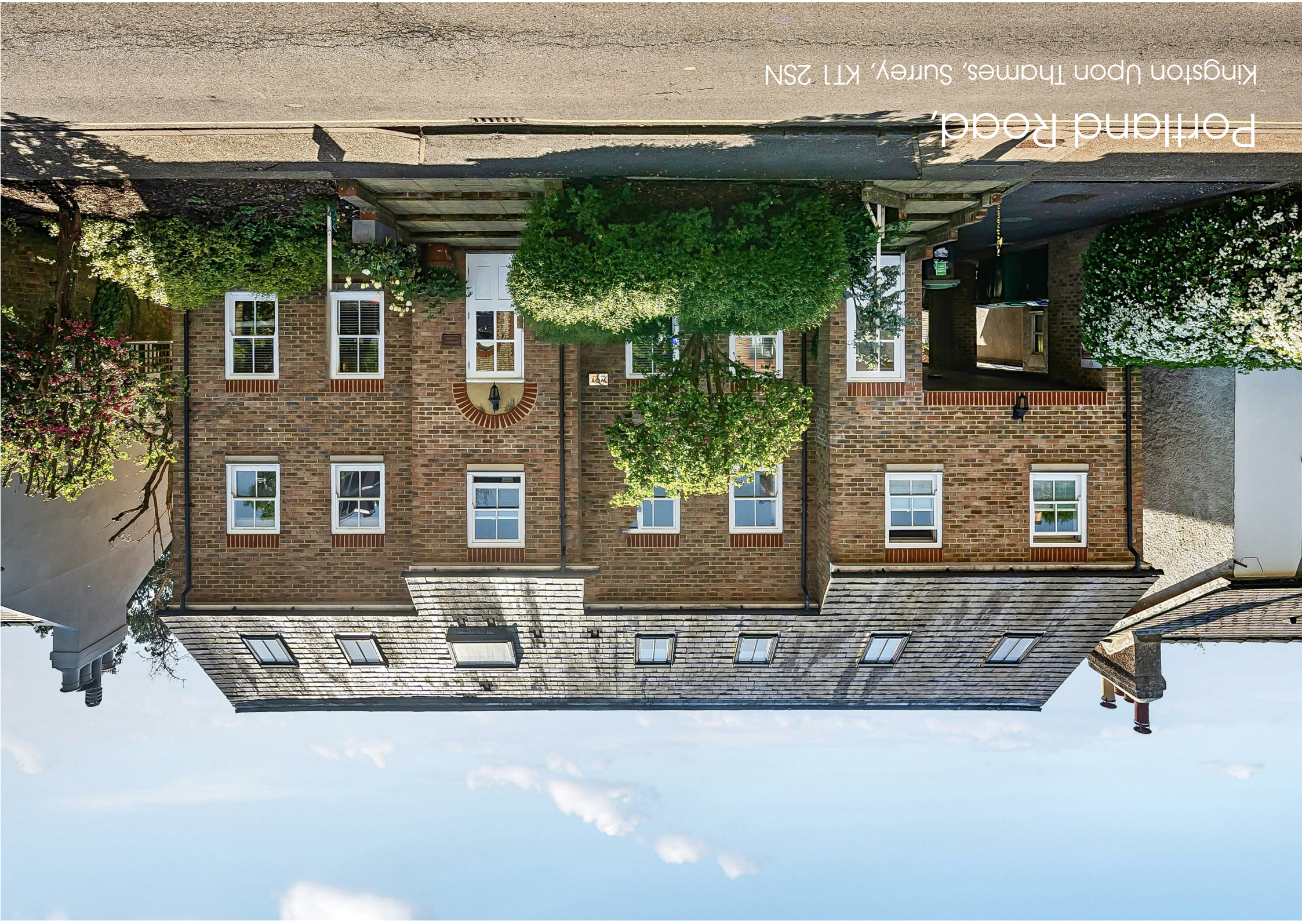
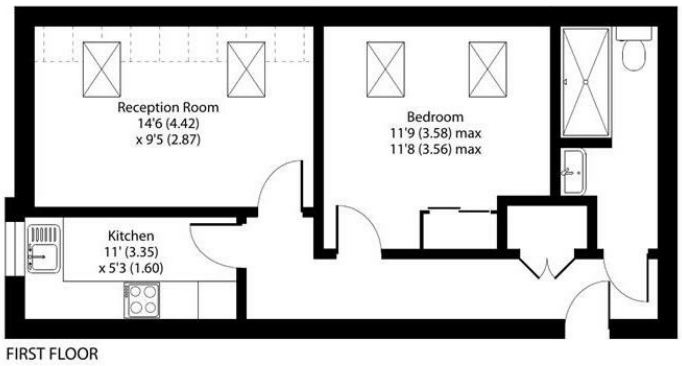


Approximate Area = 462 sq ft / 43 sq m
Including Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 483 sq ft / 44.9 sq m
For identification only - Not to scale

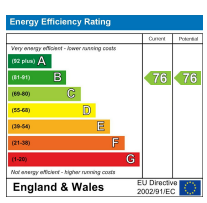
N

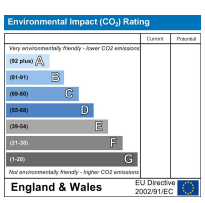
Denotes restricted head height



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1286146





gibson lane

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

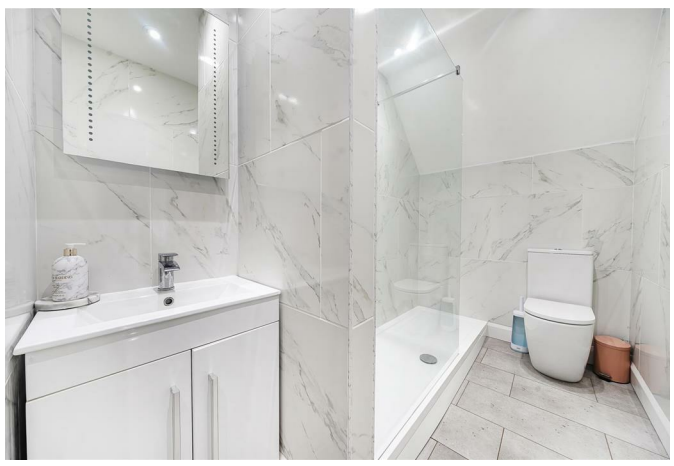
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

- Top Floor Spacious Flat
- Good Size Reception Room
- Separate Fully Fitted Kitchen With Integrated Appliances
- 1 Double Bedroom
- Modern Tiled Bathroom With Bath & Shower
- Allocated Parking Space For 1 Car
- Communal Gardens
- Short Walk To Kingston Town Centre & Train Station
- EPC Rating - C
- Council Tax Band - C

£1,600 Per Calendar Month

Portland Road,
Kingston Upon Thames,
Surrey,
KT1 2SN



Description:

Gibson Lane proudly present to the market a lovely top floor one bedroom flat located just a short walk from Kingston town centre. The property provides ample living space which includes a spacious reception room, separate fully fitted kitchen with integrated appliances, double bedroom and bathroom with bath & stand-in shower. External benefits to this excellent flat include communal gardens and an allocated parking space. Being a short distance from Kingston town centre this property has all amenities on its doorstep and Kingston train station within 10 minutes walk which offers great links to Waterloo & Central London.

Location:

Roberts Lodge is a lovely block comprising of 8 flats which is situated in Portland Road, a sought-after residential road moments from Kingston town centre. The property is well located for green space with Athelstan Recreation Ground and playground a short distance away. Kingston Town centre is approximately 1/2 a mile away with Kingston station under 10 minutes walk. Surbiton train station is also within close proximity, providing fast and frequent 18 minute one-stop services to London Waterloo.

Furnishing: Furnished/unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: C
Available Date:
Deposit: £1,846
Tenancy Term: Long Term