

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.

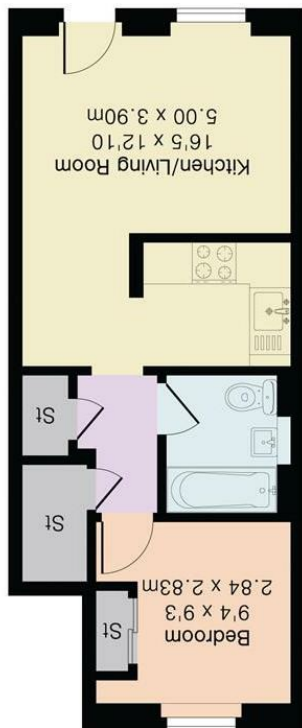
Category	Rating
Energy Efficiency Rating	C
Environmental Impact (CO <sub>2</sub> ) Rating	D



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 responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Ground Floor



Approximate Gross Internal Area 401 sq ft - 37 sq m

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



Windmill Rise  
 Kingston upon Thames, Surrey, KT2 7TU



- Ground Floor Maisonette
- Open-Plan Living Room
- Fully Fitted Kitchen
- 1 Double Bedroom
- Bathroom With Bath & Shower
- Allocated Parking
- Lovely Quiet Residential Location
- Very Close To Richmond Park
- EPC Rating - D
- Council Tax Band - C



£1,500 Per Calendar Month

Windmill Rise,  
Kingston Upon Thames,  
Surrey,  
KT2 7TU



**Description:**

Gibson Lane proudly present to the market a ground floor one bedroom maisonette set amongst beautiful landscaped gardens with Richmond Park just a stones throw away. The property provides one double bedroom, fully fitted kitchen, living/dining area and a bathroom with bath & shower. Further benefits include off street parking, walking distance to Norbiton Station & Kingston Hospital with many other amenities close by.



**Location:**

Windmill Rise is a sought after development of apartments and houses situated within a few hundred yards of Richmond Park (Kingston Gate). The property is conveniently located for Kingston town centre with its extensive range of shops, bars and restaurants. Both Norbiton and Kingston stations, offering direct services into Waterloo, are easily accessible. The A3, which serves both London and the M25 is within close proximity. The standard of schooling in the immediate area is excellent within both the private and state sector.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** C  
**Available Date:**  
**Deposit:** £1,730  
**Tenancy Term:** Long Term