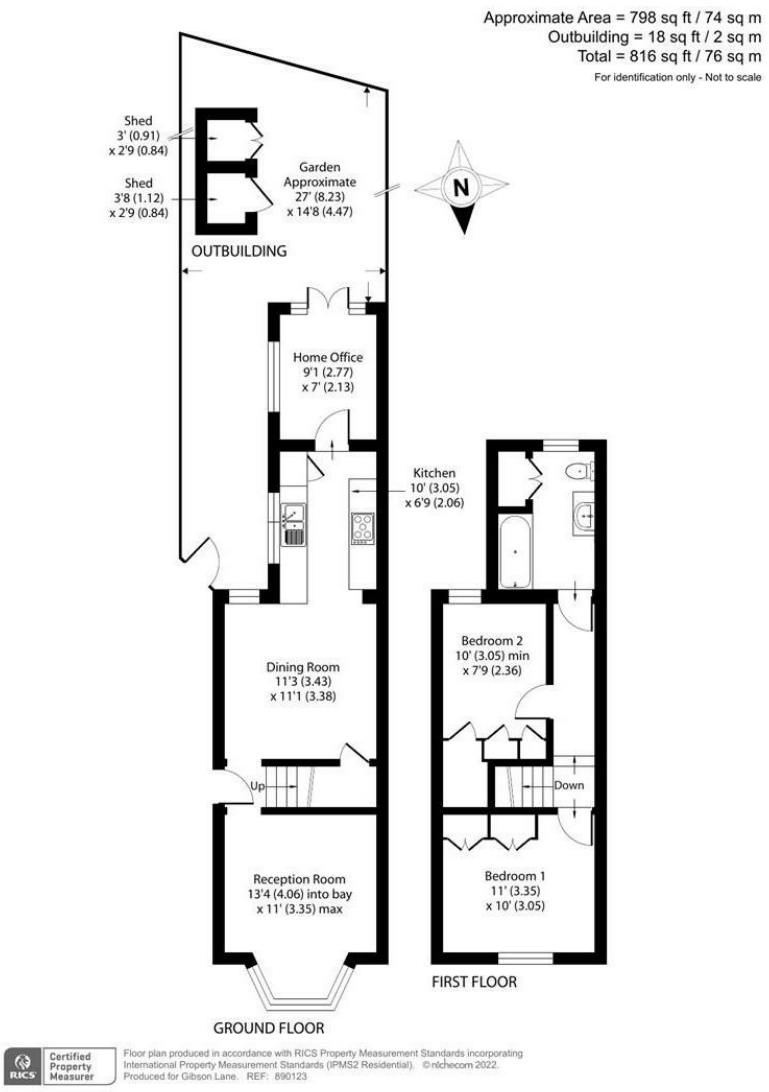
# Portland Road,

Kingston upon Thames, Surrey, KT1 2SW





gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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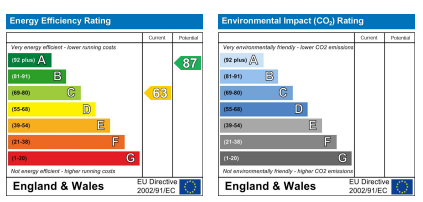



**Important Information**

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
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- Semi Detached Victorian House
- Two Double Bedrooms
- Separate Reception Room & Dining Room
- Additional Internal Home Office Room
- South Facing Garden
- Professionally Managed
- EPC Rating - D
- Council Tax Band - D

£2,400 Per Calendar Month

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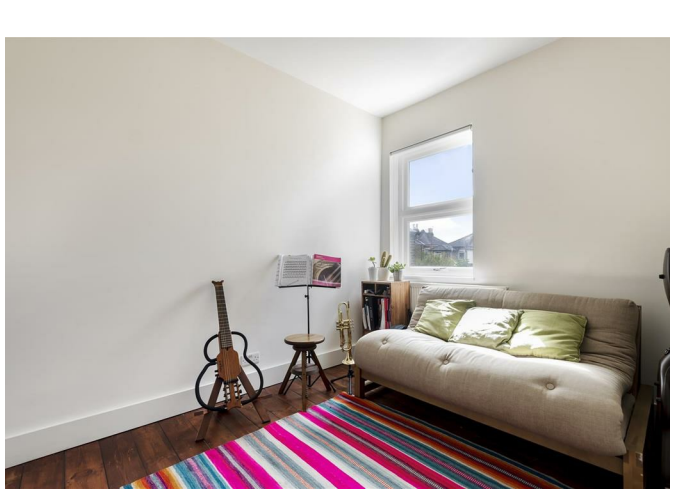
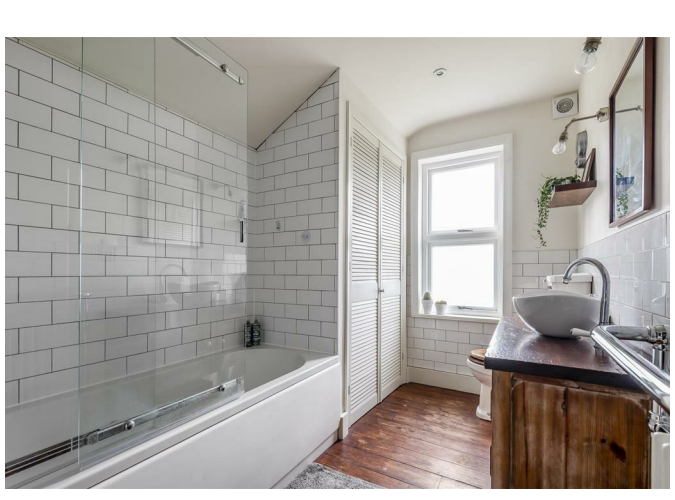
Surrey,
KT1 2SW

**Description:**

Gibson Lane are proud to present to market an attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to an exceptional standard with plenty of period features and offers well balanced accommodation approaching 800sqft. The ground floor comprises stunning front reception room with large bay window, spacious dining room and contemporary fitted kitchen which opens onto a home office and patio doors leading directly out onto a delightfully landscaped south facing garden. The upper floor provides two double bedrooms and modern bathroom, both bedrooms benefitting from fitted wardrobes.





**Location:**

The property is situated in Portland Road, which is a sought after residential road moments from the highly regarded St Johns School and King Athelstan School. 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 and Surbiton station with its fast and frequent 18 minute one stop service to Waterloo is approximately one mile away.

**Furnishing:** Furnished/unfurnished
**Local Authority:** Kingston upon Thames
**Council Tax Band:** D
**Available Date:** 1st March 2025
**Deposit:** £2,769
**Tenancy Term:** Long Term