

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.



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.



England & Wales	
Energy Efficiency Rating	G
Environmental Impact (CO <sub>2</sub> ) Rating	C

First Floor



Approximate Gross Internal Area 293 sq ft - 27 sq m

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



58 Coombe Road  
 Kingston Upon Thames KT2 7AF



£1,000 Per Calendar Month

- First Floor Studio Apartment
- Unfurnished
- Wooden Floors
- Modern Kitchen
- Modern Bathroom

## Description

In a convenient area of Kingston Upon Thames, this homely studio apartment features a well thought out reception/bedroom that serves as a versatile space with separate areas for relaxation and entertaining. The newly appointed kitchen is equipped with modern appliances and adequate space for meal preparation.

A standout feature of this studio is the lovely Juliet balcony, which allows natural light to flood the space while providing a pleasant view of the surroundings. The wooden flooring throughout is in keeping with the original charm of the property and creates a welcoming atmosphere.

Situated in close proximity to Norbiton station, this apartment is perfect for commuters, offering easy access to central London and beyond.

## Location:

Situated between Norbiton village & Kingston town centre with their tremendous range of shopping & transport facilities. Norbiton rail station with its direct service into Waterloo is moments away and the A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors.

**Furnishing:** Unfurnished

**Local Authority:** Kingston upon Thames

**Council Tax Band:** B

**Available Date:** 25th February 2026

**Deposit:** £1,153

**Tenancy Term:** Long Term

