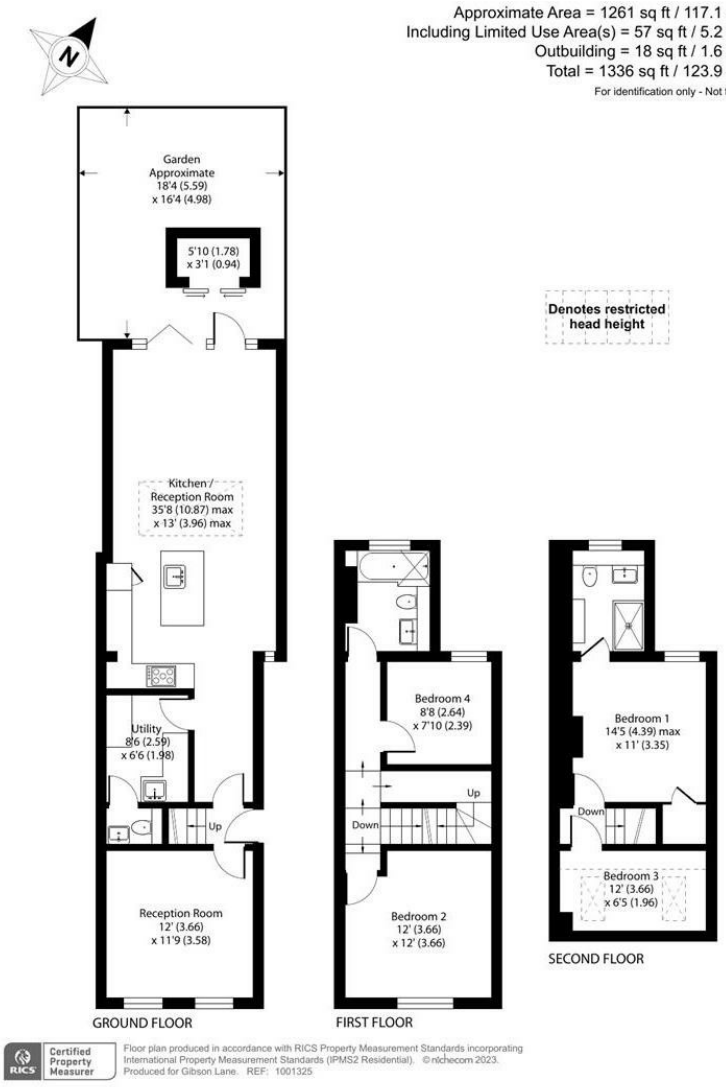
New Road,

Kingston Upon Thames, Surrey, KT2 6AR

Approximate Area = 1261 sq ft / 117.1 sq m
Including Limited Use Area(s) = 57 sq ft / 5.2 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1336 sq ft / 123.9 sq m
For identification only - Not to scale

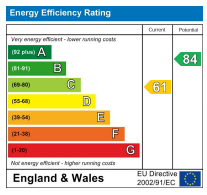


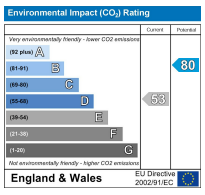
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1001325

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
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£3,400 Per Calendar Month

New Road,
Kingston Upon Thames,
Surrey,
KT2 6AP

Description:

Gibson Lane present to the market a beautiful modern four bedroom semi-detached Victorian family home which provides a stunning interior offering a practical contemporary style of living. The ground floor offers an exceptional entertaining space with underfloor heating throughout to include a high specification kitchen, utility room/downstairs cloakroom & breakfast room with direct access to a low maintenance garden. The first floor provides 2 double bedrooms and a large modern bathroom while the 2nd floor benefits from an en suite double bedroom and a single bedroom/study. Further benefits include being very close to Richmond Park, short walk from Kingston town centre & within excellent local school catchment zones.

Location:

New Road is a particularly sought after location and is ideally located for Kingston town centre with its wealth of shops, bars and restaurants. Both Kingston and Norbiton Stations are within easy reach and Richmond Park with its many acres of open space is just moments away. The Thames with its pleasant riverside walks is also easily accessible and most importantly the property is in the catchment area for some of the towns most highly regarded schools.

Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: D
Available Date: 26th March 2025
Deposit: £3,923
Tenancy Term: Long Term