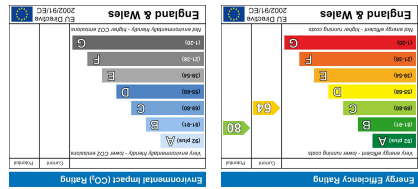


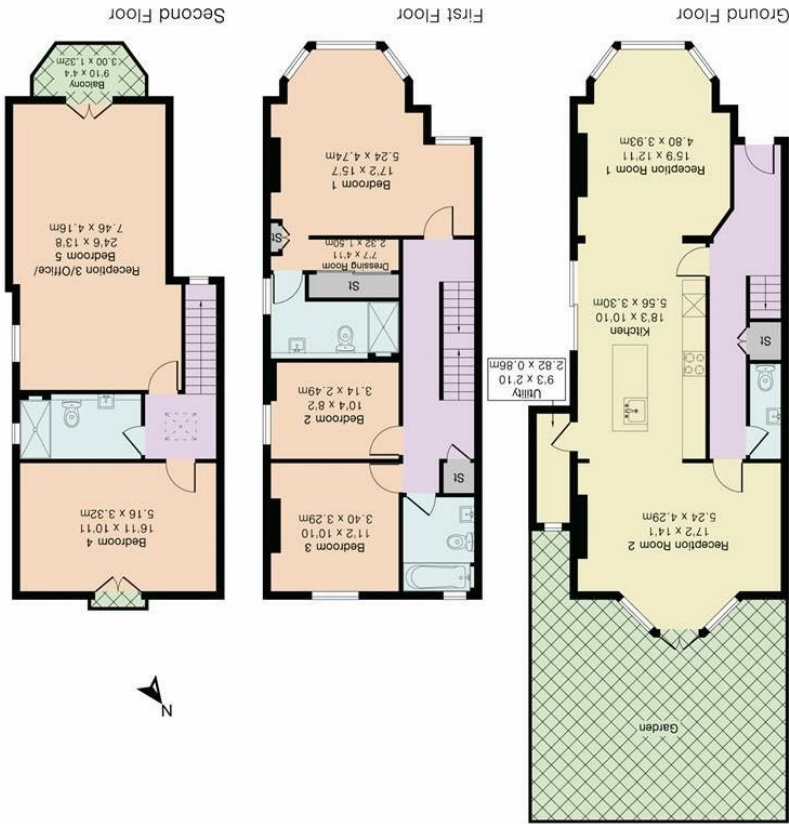
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



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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.

PINK PLAN



Approximate Gross Internal Area 2176 sq ft - 202 sq m
Ground Floor Area 801 sq ft - 74 sq m
First Floor Area 737 sq ft - 69 sq m
Second Floor Area 638 sq ft - 59 sq m

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Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Lower Ham Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent including Latchmere and Fern Hill primaries, The Kingston Academy, Grey Court, Tiffin Girls and the German School. The area also has an extensive range of sports and leisure facilities.

