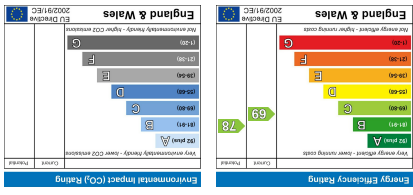
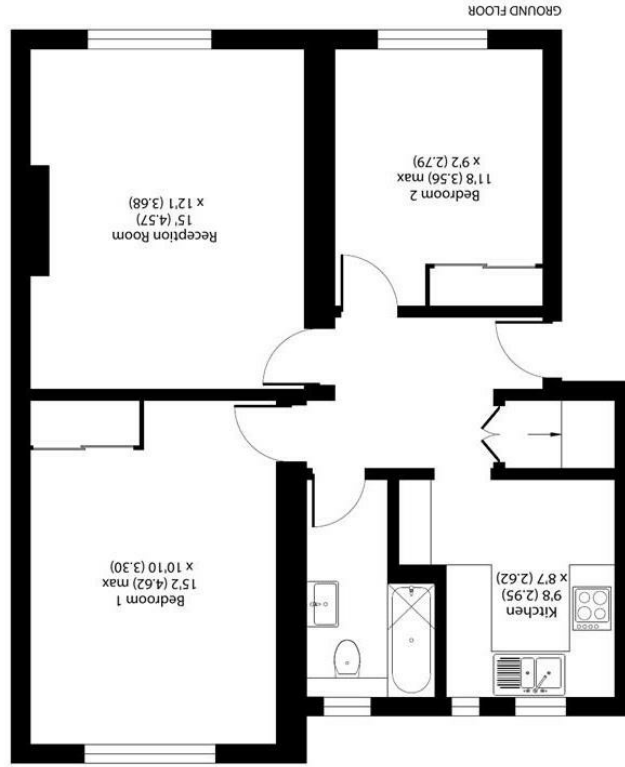


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © mtkcom 2022.

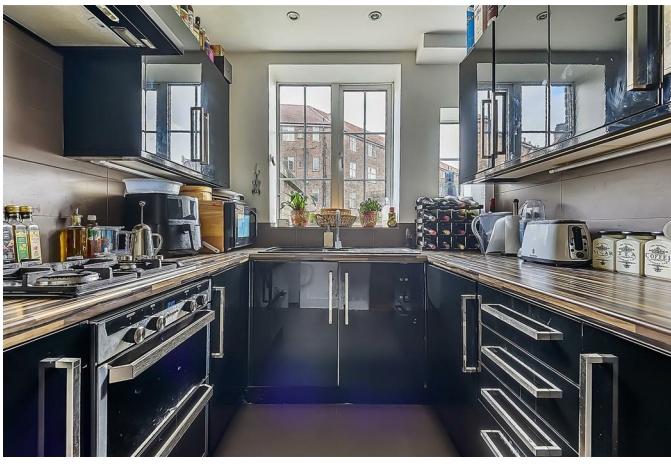


Approximate Area = 710 sq ft / 66 sq m  
 For identification only - Not to scale

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**gibson lane**





### Guide Price £375,000

- Ground Floor Apartment
- Two Double Bedrooms
- Accommodation in excess of 700sqft
- Communal Gardens
- Finished to a High Standard
- \* Tenure: Leasehold
- Off Street Parking Spaces
- EPC Rating - C
- Service Charge (includes hot water)- £751.72 Quarterly
- Brand New Lease - 142 Years
- Council Tax Banding - C
- \* Local Authority: Kingston Upon Thames

### Description

A spacious two double bedroom apartment with accommodation in excess of 700 sqft. The property has been recently decorated and comprises of a larger than average living room measuring an impressive 15ft by 12ft with feature fireplace, two large double bedrooms, modern fully fitted kitchen and a lovely bathroom. There is also the added bonus of two parking spaces and stunning communal gardens. Viewings are highly recommended to see what this fantastic property has to offer!

### Situation

Norbition Hall is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

