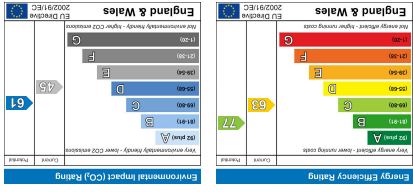


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT 56.4 SQ METRES

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





John Austin Close,
 Kingston Upon Thames, London, KT2 6SU



- Two Double Bedrooms
- Ground Floor Flat
- Gated Development
- Allocated Parking Space
- Double Glazed Throughout
- Bike Storage
- Close to Kingston Town Centre
- Modern Throughout
- Council Tax Band - D
- EPC - D



£2,250 Per Calendar Month

John Austin Close,
Kingston Upon Thames,
London,
KT2 6SU

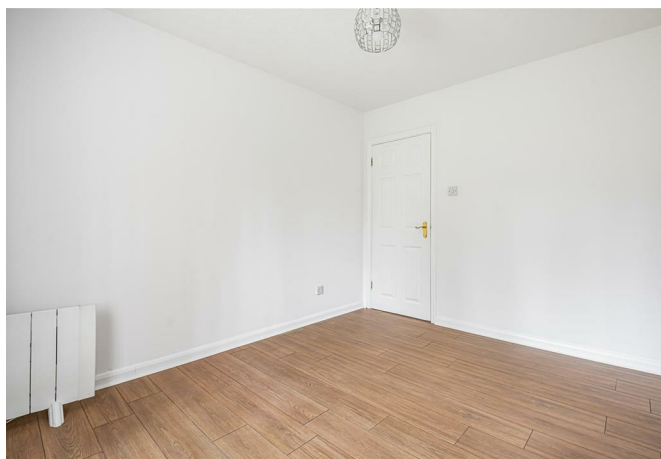


Description:

Gibson Lane proudly market this spacious ground floor flat, situated in a gated development in central Kingston. Offering well proportioned accommodation, internally the property comprises two double bedrooms, family bathroom with shower over bath, large lounge with enough space for dining, and a fitted kitchen. The property is presented in exceptional condition throughout with double glazing, wooden flooring and externally there are communal gardens, an allocated parking space and a bike storage.

Location:

John Austin Close is a quiet gated development which 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.



Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: D
Available Date: 13th May 2026
Deposit: £2,596
Tenancy Term: Long Term

