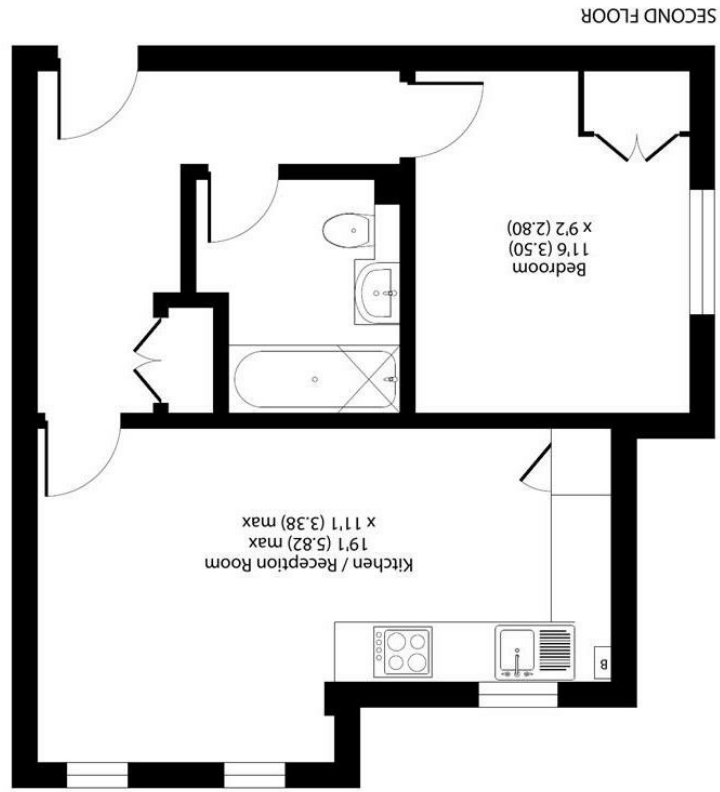


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	
Current Rating	B
Minimum Rating	A
Maximum Rating	C

Environmental Impact (CO ₂) Rating	
Current Rating	79
Minimum Rating	80
Maximum Rating	80

This floor plan was constructed using measurements provided to Gibson Lane. REF: 922877
 Certified Property Measurement



Approximate Area = 449 sq ft / 41.7 sq m
 For identification only - Not to scale

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





26-28 Old London Road
 Kingston Upon Thames KT2 6QD

