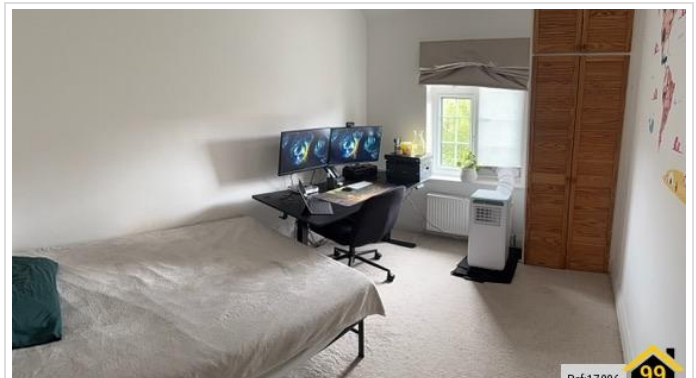


2 Bed Flat In Norbiton Hall Birkenhead Avenue, Kingston Upon Thames, KT2  
6RT £2,200 Monthly



**SHORT DESCRIPTION**

Property Ref: 17006 A bright and generously sized top-floor flat in a well-maintained development, ideally located just 8 minutes' walk from Kingston Station and 10 minutes from Kingston town centre. Suitable for a single household (professional couple or family). Sorry, no sharers or students — building lease restriction. Extending to approximately 81 sq m (870 sq ft), the flat offers two double bedrooms, a bathroom, a large reception room and a fitted kitchen, with gas central heating and double glazing throughout. Being on the top floor, it enjoys excellent natural light and a quiet, private feel. Set on a quiet residential road, the property benefits from on-site permit parking — a real rarity this close to the town centre. Asda and Lidl are both nearby for everyday shopping, and the area is well served by well-regarded local schools, making this an ideal home for professionals, couples or families. Kingston town centre offers extensive shopping, riverside restaurants and bars, and fast rail links to London Waterloo. Available from 3 August 2026 on a long-term tenancy. Property Type: Flat Full Renting price: £2200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating:C Measurement: 871.877 sq.ft. Parking: Allocated Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

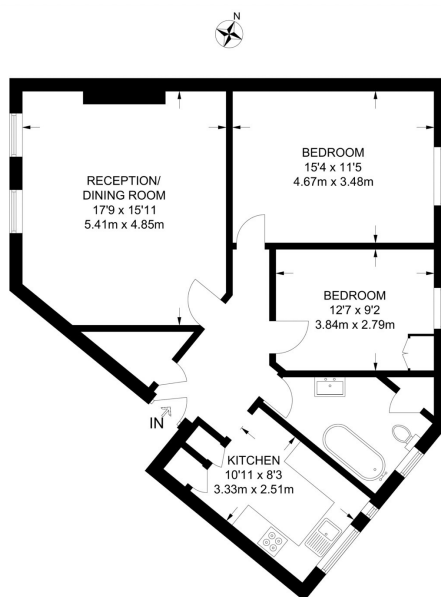
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA  
853 SQ FT / 79.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 81 square metres |

### Rules on letting this property

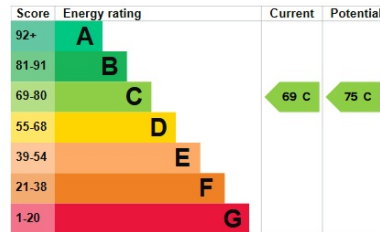
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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