

# Dawson Road, Kingston Upon Thames

## Monthly Rental Of £2,600

3 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



### Summary:

Ivy Gate are delighted to introduce to the market this delightful three-bedroom period family home. Located just a short walk from Kingston town centre this fine home has been fully refurbished to a high standard and is presented to the market in excellent decorative condition throughout. Comprising; Pretty front garden, reception room with bay windows and a feature fireplace, spacious and open-plan kitchen and dining room (perfect for entertaining). The kitchen is both stylish and practical with plenty of storage and integrated appliances. The back garden is smartly landscaped providing adequate paving for entertainment. Leading up the stairs to the first floor are two great double bedrooms, a smaller third bedroom and a brand new sleek family bathroom..

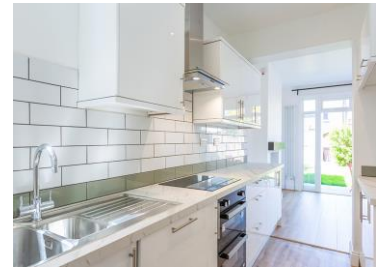
**Stunning Three bedroom Period Family Home**  
**Excellent Decorative Condition**  
**Ideally Located Close To Kingston Town Centre**

**Fully Renovated Throughout**  
**Beautiful Garden**  
**Unfurnished**

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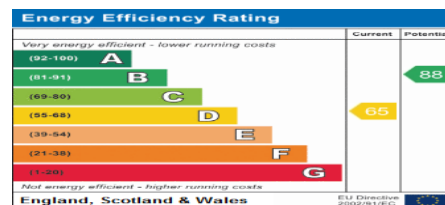


TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Tenure:

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.