

Portland Close, Worcester Park

Monthly Rental Of £2,700 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this well presented four bedroom townhouse, with exclusive use of The Hamptons amenities, including the gymnasium and tennis courts. The property comprises; spacious entrance hallway giving access to an integral garage and downstairs bedroom with ensuite and built in storage, this room also offers direct access to the garden and can be used as a study/additional lounge. To the first floor lies a large reception room which leads on to both a dining area and open kitchen/breakfast room. The second floor boasts a spacious master bedroom complete with ensuite and built in wardrobes, there are also a further two additional bedrooms and a modern family bathroom. All the bathrooms throughout the house have underfloor heating and the top floor also has access to a loft space, perfect for storage. The property also further benefits from off-street parking.

Three/Four bedrooms

Three bathrooms

Unfurnished

Off street parking

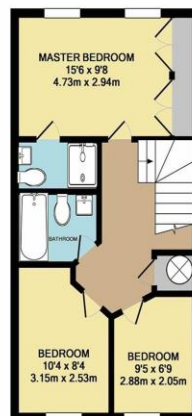
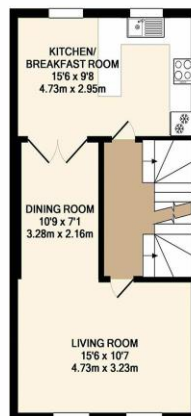
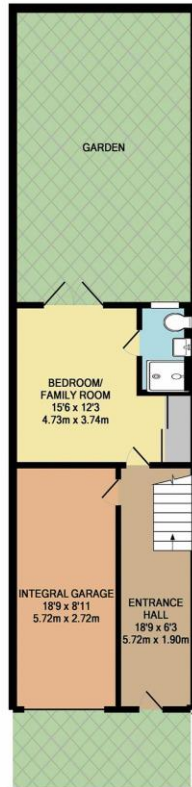
The Hamptons

Residents Gym

Portland Close, Worcester Park

Monthly Rental Of £2,700 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception



TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)

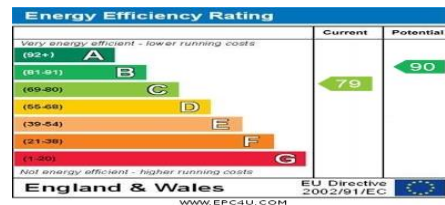
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2018.

Tenure: Freehold

Council Tax: F

Local Authority: London Borough of Sutton

EPC Rating: C



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 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.