

Portsmouth Road, Thames Ditton

Monthly Rental Of £2,400

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are proud to introduce to the market this impressive top floor split level maisonette with large private garden. This spacious home (approx. 1,132 sqft) has been tastefully decorated throughout and successfully juxtaposes stylish décor whilst allowing for the period features to take centre stage. This fabulous home forms part of this impressive Edwardian house and comprises, entrance hallway with storage cupboard, porch area, reception room with newly installed windows and feature fireplace and newly installed and stylish eat-in kitchen. Branching off the hallway is a sleek family bathroom and separate WC. In addition, there is a large double bedroom with views of the rear garden. Leading up the stairs to the top floor are two good sized double bedrooms and ample eaves storage. The secluded and idyllic rear garden has been well tended and offers a summerhouse

**Spacious top floor maisonette**

**Three Double Bedrooms**

**Edwardian conversion**

**Large private rear garden**

**Modern Kitchen and Bathroom**

**Available Now**

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TOTAL FLOOR AREA : 1132 sq ft. (105.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 correct, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

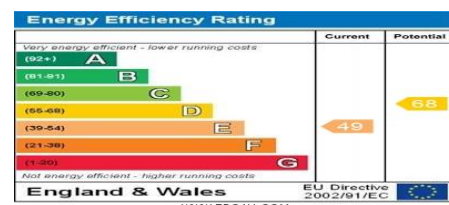
Made with Mapbox 10/21

Tenure:

Council Tax:

Local Authority:

EPC Rating:



### 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.