

# Bond Road, Surbiton

## Monthly Rental Of £1,650 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are pleased to present to market this first floor two bedroom flat to rent on Bond Road, Surbiton. The property offers a modern fitted kitchen with all appliances, wood effect worktops and bespoke light fittings, a stunning family bathroom skillfully tiled throughout with shower over bath, and flooring laid in all rooms. The property offers two bedrooms, with the main being extremely well proportioned with good sized storage space and a further large single bedroom, and has been neutrally decorated throughout. Surbiton mainline station is less than 1 mile and offers direct services into and out of Central London within 16 minutes. For the motorist there is easy access to the A3. The property is within easy reach of Surbiton and Kingston town centres with their open spaces, riverside, and vast selection of shops, bars and restaurants. Parking is also available within the block and there is unrestricted residents parking available, making life easier for visitors.

**Modern First Floor Apartment**

**Finished to a High Standard**

**Two bedrooms**

**Unfurnished**

**Parking**

**Fantastic condition**

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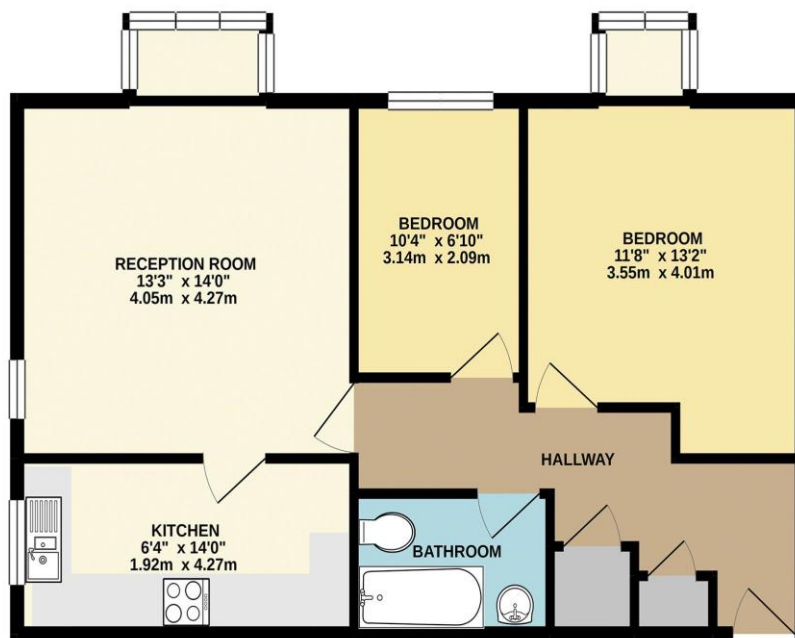
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682 sq. ft. (63.4 sq. m.) approx.



TOTAL FLOOR AREA : 682 sq. ft. (63.4 sq. m.) approx.

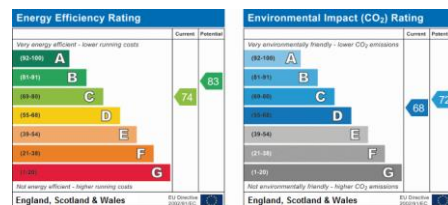
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Tenure: Leasehold

Council Tax: C

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.