

Kingston Road, New Malden KT3 3RN

Monthly Rental Of £1,550

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this spacious one-bedroom flat. The property has an abundance of space; this property has been fully refurbished throughout. The property comprises: modern kitchen and bathroom, lounge and mezzanine space for a study/office. The property is situated close to New Malden High Street with its wide range of shops, bars, restaurants, coffee houses and fitness centres/gyms including Waitrose, M&S Food, Nandos, Pizza Express, Cafe Nero, Costa Coffee and Fitness 4 Less. New Malden station is 18 minutes' walk away. In one direction there is a frequent train service to London Waterloo - duration 26 minutes. From Waterloo there are numerous convenient underground and bus connections to all central London and Canary Wharf / Docklands. In the other direction there are direct train services from New Malden to Kingston (6 minutes), Twickenham (20 minutes) and Richmond (29 minutes). The A3 is a 2-minute drive away from which the M25 is a 15-minute drive opening the door to travel throughout the South East and wider UK. Heathrow and Gatwick airports are only 40 minutes' drive from the property with the new SL7 Super Loop bus service departing from the Fountain roundabout providing a cheaper, car free option to access Heathrow in under an hour. For walking / running / cycling or simply enjoying some of south London's open spaces and history New Malden is close to Richmond Park, Wimbledon Common, and the New Malden Recreation Ground.

One Bedroom Flat

Close to New Malden

Modern Kitchen & Bathroom

Mezzanine Office Space

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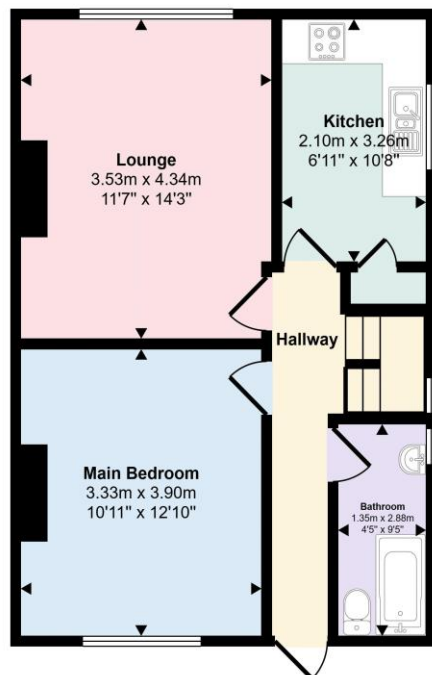
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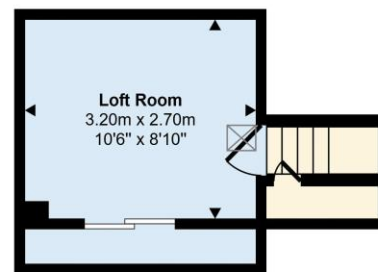
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Approx Gross Internal Area
61 sq m / 657 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 13 sq m / 137 sq ft

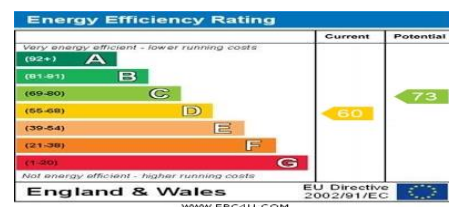
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: C

Local Authority:

EPC Rating: D



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.