

2a Coombe Lane West, Kingston Upon Thames

Monthly Rental Of £1,950

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

A spacious and well-presented two-bedroom first floor apartment set within a well-maintained block, ideally located within walking distance of Kingston Hospital and Norbiton Train Station. The apartment offers a bright and generously sized living room with wooden flooring throughout, a modern fitted kitchen, and a contemporary bathroom. Both bedrooms are doubles and feature built-in wardrobes, providing excellent storage space. Additional benefits include gas central heating, double glazed windows, and one off-street parking space. The property is perfectly positioned for transport links, with regular bus routes offering easy access into Kingston Town Centre as well as towards Wimbledon and Putney.

Two Double Bedrooms

First floor Apartment

Unfurnished

Allocated Parking

Close to Kingston Hospital & Norbiton Station

Available from 20th December

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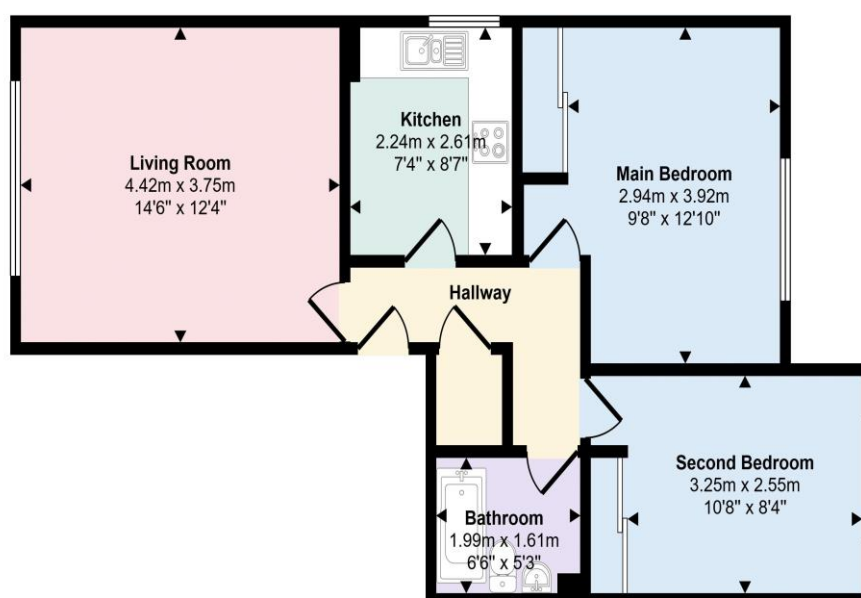
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Approx Gross Internal Area
56 sq m / 604 sq ft



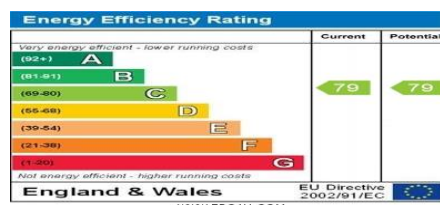
Floorplan

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: 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.