

Burlington Road, New Malden KT3 4LP

Monthly Rental Of £1,750

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are pleased to present to market this newly refurbished one double bedroom split level flat. Brand new integrated kitchen, spacious and luxurious bathroom, living room. Spacious bedroom with fitted wardrobes. New integrated kitchen with Bosch appliances, Quooker Instant Boiling Water Tap, Dishwasher etc. - New Bathroom with Rain Shower, illuminated mirror unit, washing machine and tumble dryer - Bedroom with King Size storage bed and mattress. Fitted wardrobe. - Living room with 50" flat screen smart TV mounted on feature wall media unit. The property is located, close proximity to New Malden Train Station (Zone 4) and New Malden High Street. Kingston town centre is also close by, which arguably offers some of the best shopping and leisure facilities outside of central London, with a host of restaurants, boutiques, cinema and theatre complexes. New Malden station, which is just a short walk away, offers a convenient route to Waterloo in only 25 minutes. For the commuter, the A3 is a mere 2-minute drive away providing direct links to central London. The property is within the catchment area of some excellent schools that New Malden and the surrounding areas have to offer.

**One Bedroom Flat**

**Close to Town Centre**

**Good Access to The A3**

**Modern Kitchen & Bathroom**

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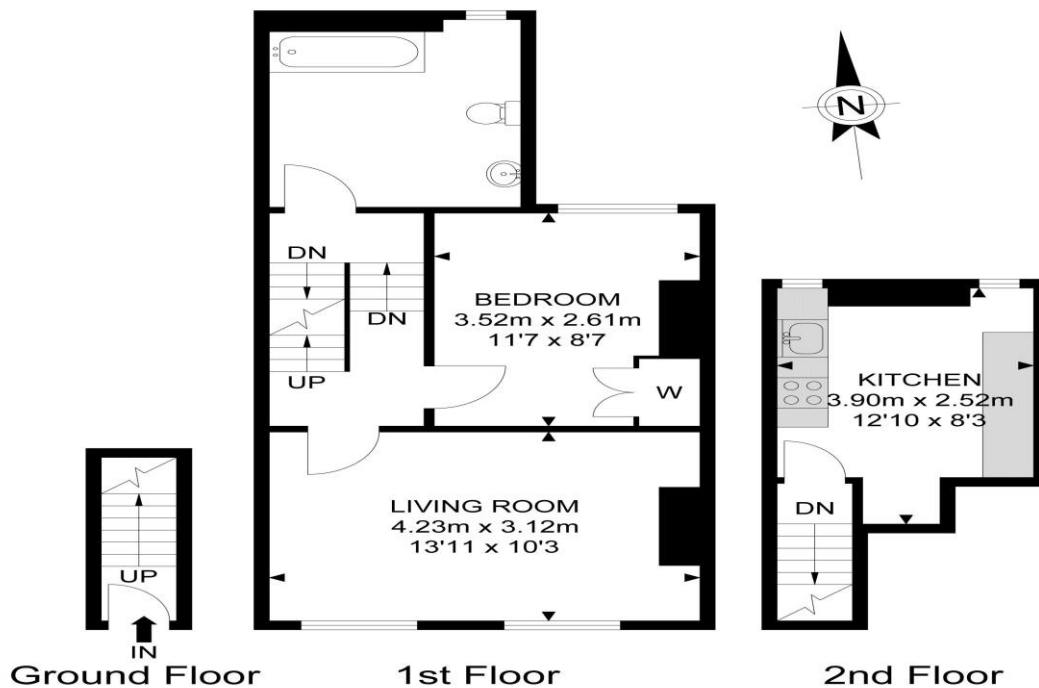
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## Burlington Road



SPACE PHOTO

APPROX. GROSS INTERNAL FLOOR AREA 524.20 SQ FT / 48.70 SQM

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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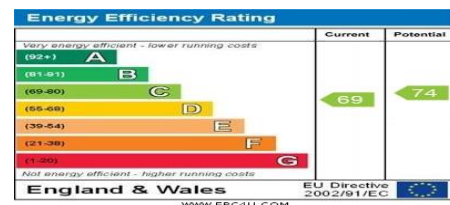
Photography and Floor Plan

Tenure:

Council Tax: C

Local Authority: Kingston upon Thames

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 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.