

**TO LET**



**Donald Woods Gardens, Surbiton, KT5**

**£1,400.00 PCM**

 **1**

 **1**

  
**samuel estates**  
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## Property Description

A spacious and well presented one bedroom first floor flat, located within the popular and quiet Donald Woods Garden, Surbiton, KT5. The property comprises of large living room with ample space for dining, a modern separate kitchen, a good sized double bedroom and a stylish three piece family bathroom.

Added benefits include hard wood flooring throughout, double glazed windows, and parking permit available. The property is ideally located a stones throw away from Tolworth Station (South Western) and direct access onto the A3 providing you with convenient and easy transport links.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

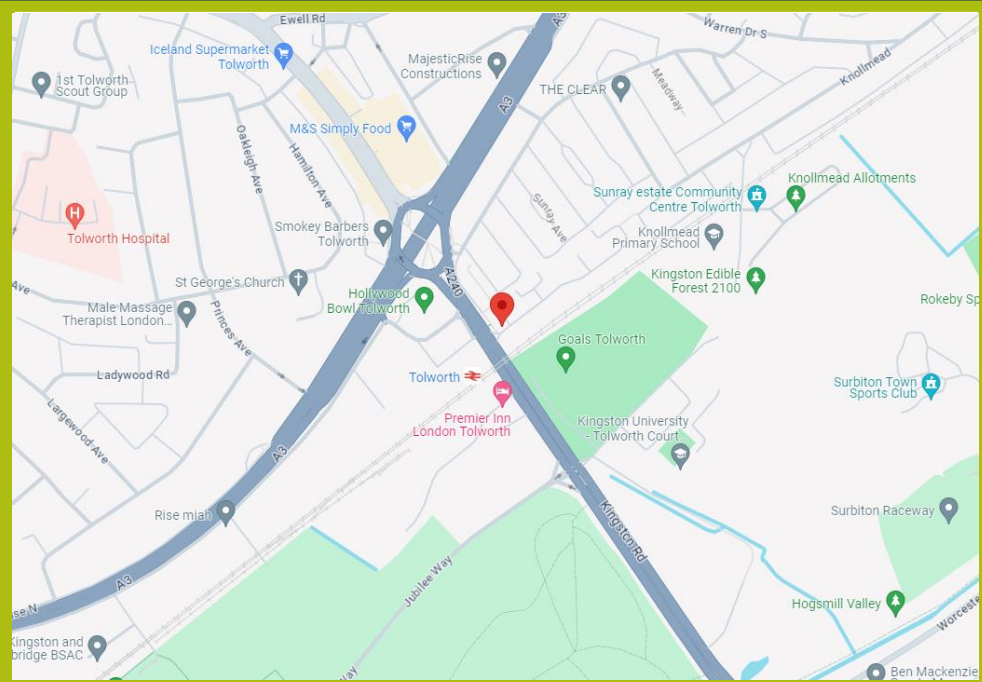
**Date Available – 12/09/2024**

**Holding deposit amount – £323**

**Security Deposit amount (Five weeks rent) – £1,615.00**

**Council Tax Band – C**

**Local Authority – Kingston upon Thames Council**



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

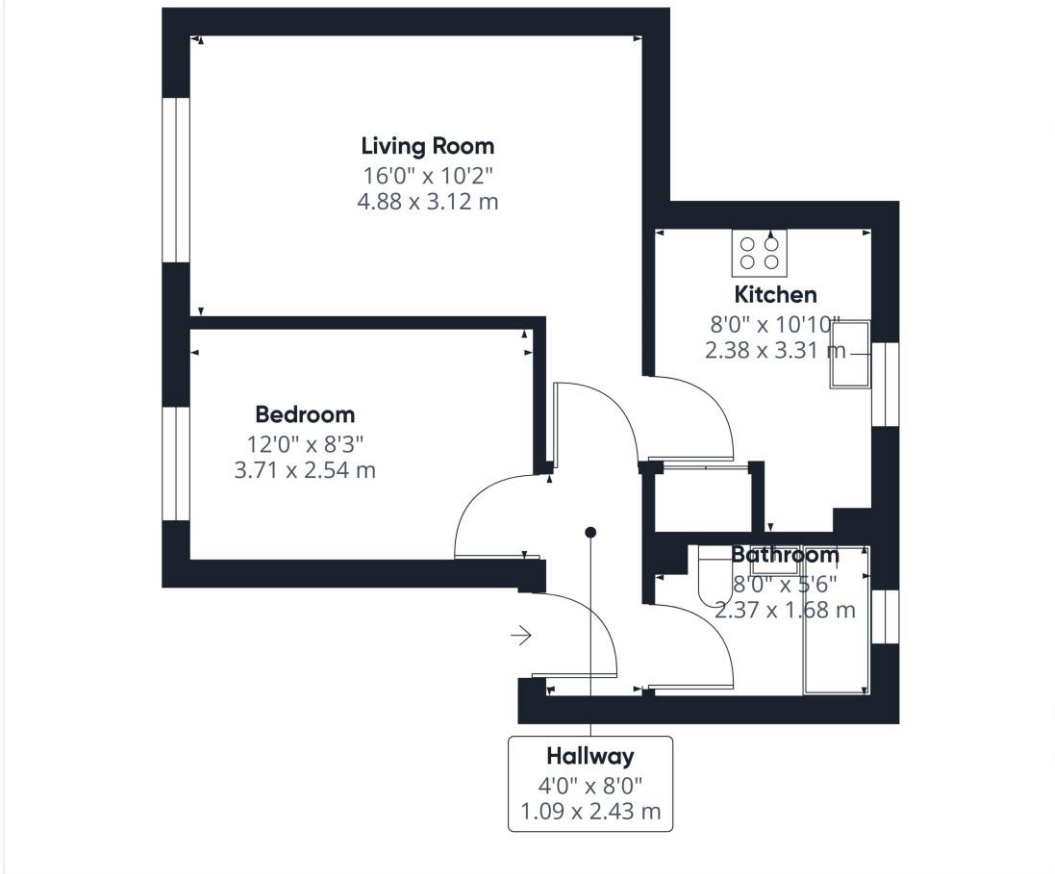


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



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Approximate total area<sup>1)</sup>  
437.98 ft<sup>2</sup>  
40.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	77
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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