

TO LET



St Andrews Court, Dukes Avenue, New Malden, KT3

£1,550.00 PCM

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Property Description

A lovely one double bedroom flat located on the highly desirable and quiet Dukes Avenue, New Malden, KT3. The property comprises of a open-plan kitchen / living room with space for dining, a three piece bathroom with shower over bath and a good sized double bedroom.

Only a stone's throw from the property is New Malden train station with lines to Waterloo. New Malden bus and coach station supplies a wide variety of bus routes which travel to other tube and train stations therefore perfect for transport needs.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!



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

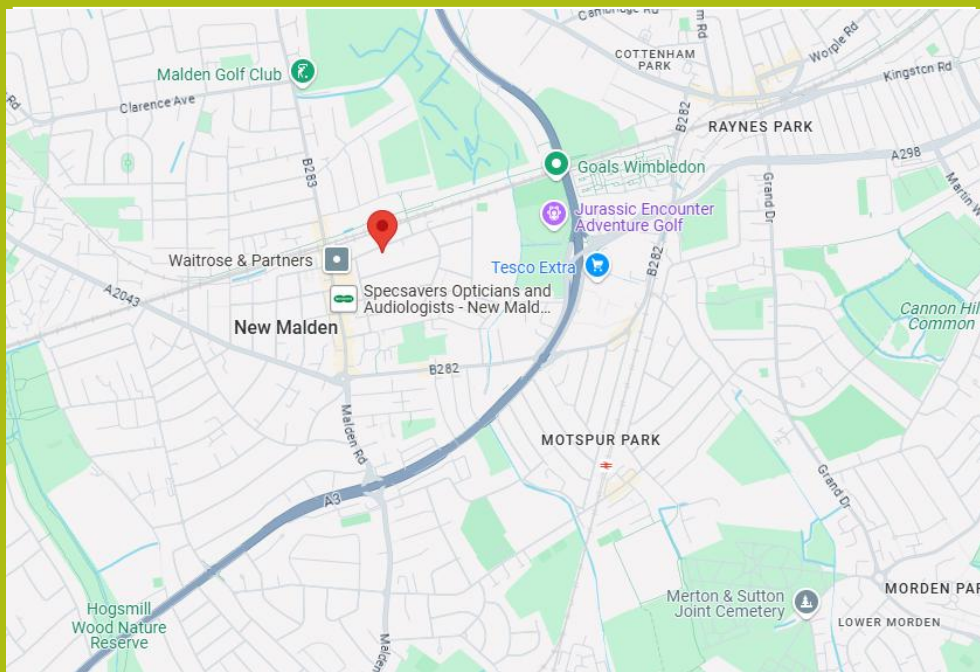
Date Available – 23/05/2025

Holding deposit amount – £357

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – C

Local Authority – Kingston upon Thames Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



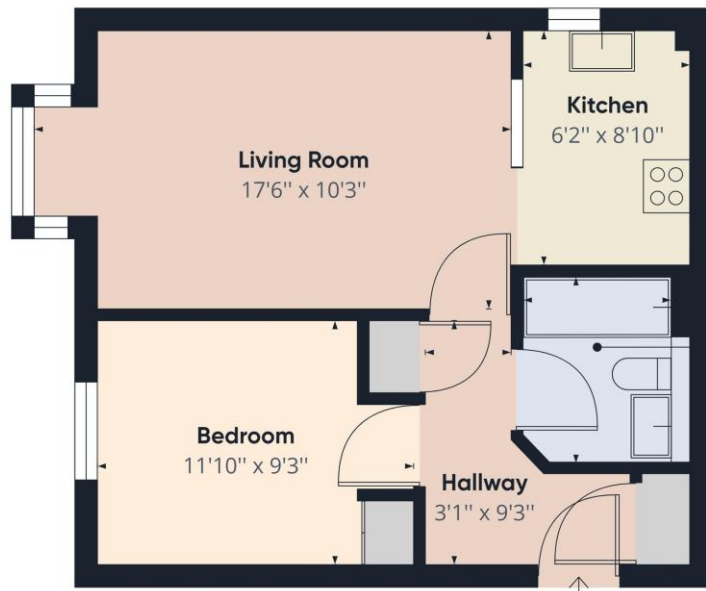
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



St Andrews Court,
47 Dukes Avenue

Approximate total area⁽¹⁾
426.85 ft²

(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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		

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Colliers Wood & Wimbledon

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