

GROUND FLOOR  
APPROX. FLOOR AREA  
422 SQ.FT.  
(39.19 SQ.M.)

FIRST FLOOR  
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422 SQ.FT.  
(39.19 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.38 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Swan Street**  
West Malling ME19 6LW  
£1,550 PCM

Tenure:

Council tax band: C





Are you looking for a character property in a premier location? This 3 bedroom Grade II listed home is situated in the heart of the popular village of West Malling and is offered for rental. Close to the local shops, bars and restaurants as well as the station with trains into London Victoria.

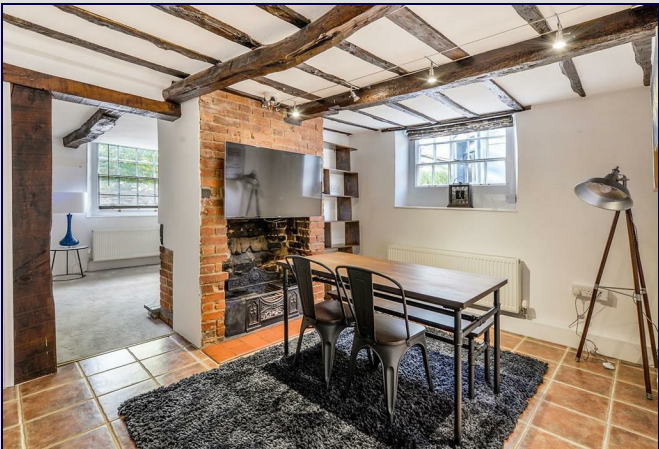
As you can see from the photos and floorplans, the two receptions provide defined space and the three bedrooms give the option of being a family home or a home office. A further benefit not always found in similar properties is the bathroom being situated on the first floor.

Externally the property has a courtyard area.

Available from early late March 2025.

- Premier location
- Close to station
- Character features
- 2 receptions
- Upstairs bathroom
- 3 bedrooms
- Outside space and storage
- Well presented
- Available from Late March 2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(43-54) <b>E</b>		(43-54) <b>E</b>	
(31-42) <b>F</b>		(31-42) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**LOCAL INFORMATION FOR WEST MALLING**  
West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection of period properties, shops and amenities.

West Malling offers an excellent range of local and specialist shops together with a mainline station serving London Victoria.

The delightful parkland of Manor Park is also close by and features a lake, woodland and children's play area.

Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

The M20 and M26 are easily accessible ensuring quick communications with the M25, Gatwick, Heathrow, City and Stansted airports, Canary Wharf, the Channel Tunnel and Ashford and Ebbsfleet International Stations (Ebbsfleet to St Pancras station in 17 minutes).

**DISCLAIMER**

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

