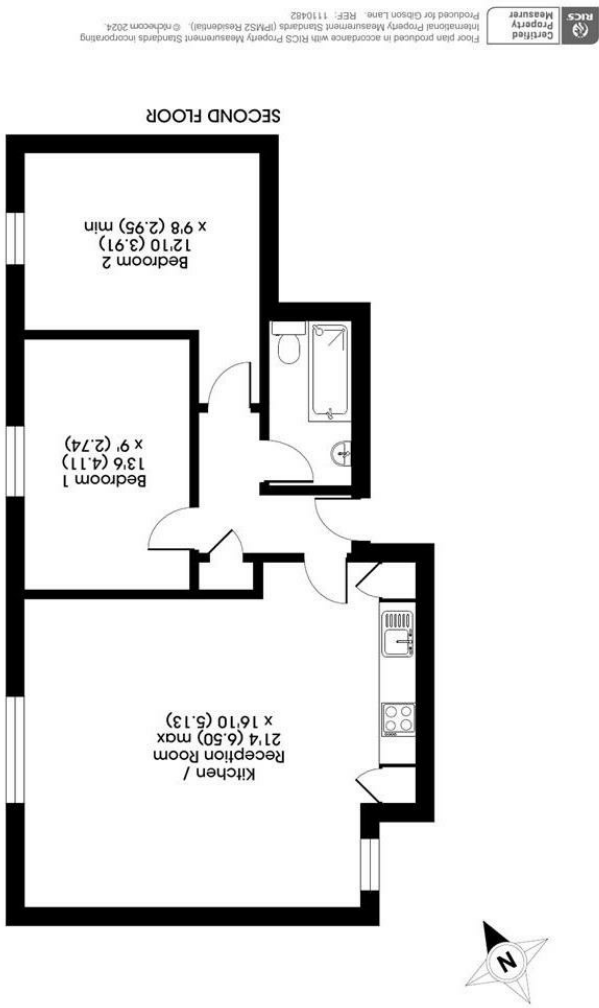


**gibson lane**

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)  
Tel: 020 8546 5444

Approximate Area = 737 sq ft / 68.5 sq m  
For identification only - Not to scale



131B Manor Drive North,  
Malden Manor, Surrey, KT3 5PN



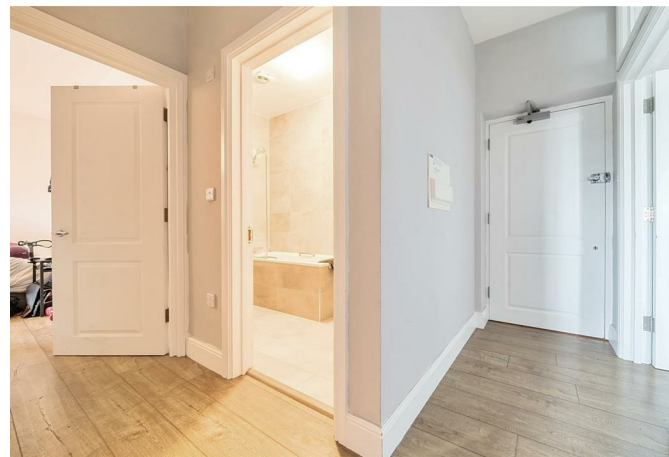


- First Floor Modern Apartment
- Lovely Open-Plan Kitchen/Diner
- 2 Double Bedrooms
- Modern Tiled Bathroom With Bath & Shower
- Un-Allocated Parking
- Close To Local Schools
- Excellent Location
- Very Close To Malden Manor Station
- EPC Rating - B
- Council Tax Band - C



£1,600 Per Calendar Month

131B Manor Drive North,  
Malden Manor,  
Surrey,  
KT3 5PN



## Description:

Gibson Lane present to the market this spacious two bedroom second floor modern apartment in a very convenient location close to local shops & Malden Manor Train Station. The property provides a modern fully fitted open-plan kitchen/reception room, two good size double bedrooms and a tiled bathroom with bath & shower. Positioned in a fantastic spot with all amenities on your door step along with Malden Manor train station connection to Waterloo. The property also benefits from un-allocated parking with limited spaces.

## Location:

Malden Manor is a very popular location with easy access in Waterloo, the property is surrounded by greenery areas and great local schools. Worcester Park High Street with its array of shops, restaurants and bars is a short distance away. The A3 with routes to central London and the M25 can be easily accessed from this location by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include; The Mead infant School, Cuddington, Auriol, Malden Parochial, Epsom and Ewell, Richard Challoner and Ewell Castle. The area has an extensive range of leisure facilities including golf courses, tennis clubs and private & public health clubs, to include the popular River Club located very near by in Old Malden.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** C  
**Available Date:**  
**Deposit:** £1,846  
**Tenancy Term:** Long Term