

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

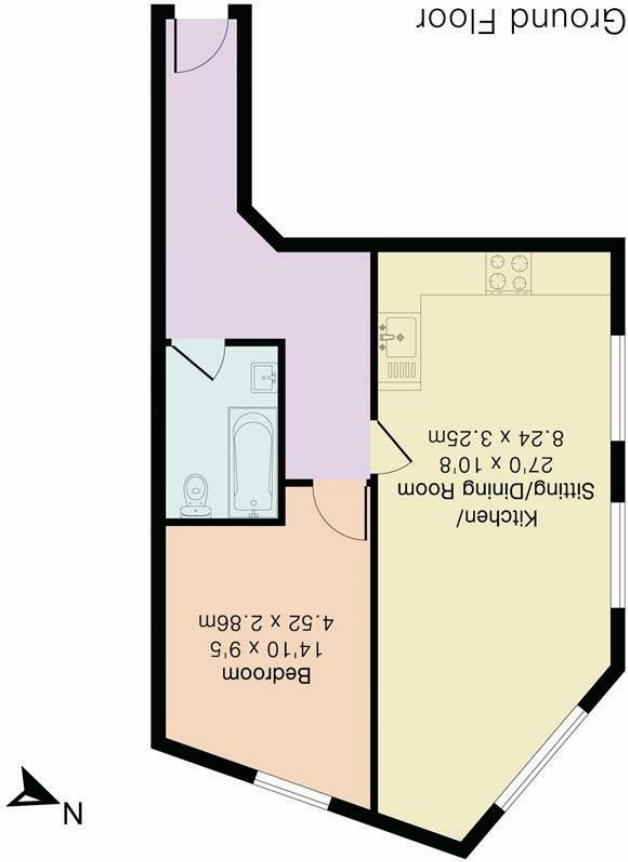
Energy Efficiency Rating	
Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Below average (D)	55-68
Poor (E)	45-54
Very poor (F)	35-44
Unacceptable (G)	2-34
Unacceptable (H)	1-21
Unacceptable (I)	1-10
Unacceptable (J)	1-10
Unacceptable (K)	1-10
Unacceptable (L)	1-10
Unacceptable (M)	1-10
Unacceptable (N)	1-10
Unacceptable (O)	1-10
Unacceptable (P)	1-10
Unacceptable (Q)	1-10
Unacceptable (R)	1-10
Unacceptable (S)	1-10
Unacceptable (T)	1-10
Unacceptable (U)	1-10
Unacceptable (V)	1-10
Unacceptable (W)	1-10
Unacceptable (X)	1-10
Unacceptable (Y)	1-10
Unacceptable (Z)	1-10

Environmental Impact (CO ₂) Rating	
Very good (A)	1-10
Good (B)	11-20
Fair (C)	21-30
Below average (D)	31-40
Poor (E)	41-50
Very poor (F)	51-60
Unacceptable (G)	61-70
Unacceptable (H)	71-80
Unacceptable (I)	81-90
Unacceptable (J)	91-100
Unacceptable (K)	101-110
Unacceptable (L)	111-120
Unacceptable (M)	121-130
Unacceptable (N)	131-140
Unacceptable (O)	141-150
Unacceptable (P)	151-160
Unacceptable (Q)	161-170
Unacceptable (R)	171-180
Unacceptable (S)	181-190
Unacceptable (T)	191-200
Unacceptable (U)	201-210
Unacceptable (V)	211-220
Unacceptable (W)	221-230
Unacceptable (X)	231-240
Unacceptable (Y)	241-250
Unacceptable (Z)	251-260

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN



Approximate Gross Internal Area 527 sq ft - 49 sq m

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Kingston upon Thames
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Manor Drive North
Malden Manor KT3 5PN



£1,350 Per Calendar Month

- Modern 1 Double Bedroom Flat
- Open-Plan Kitchen/Reception Room
- Tiled Bathroom With Bath & Shower
- High Ceilings & Large Windows Throughout Providing Vast Natural Light
- Communal Bicycle Storage & Outside Space
- Unallocated Resident Parking
- Short Distance to Malden Manor Train Station
- Great Access Into London
- EPC Rating - B
- Council Tax Band - B

Description

Gibson Lane present to market this ground floor flat in a modern development in Petunia Court, Malden Manor. The flat benefits from high ceilings throughout with big windows generating lots of natural light, the lovely open-plan kitchen is spacious & provides a bright & airy welcoming reception room, good size double bedroom and modern tiled bathroom with bath and shower. External benefits include un-allocated off-street parking, communal outside space and communal bike storage. Within the immediate vicinity of Petunia Court you will find a variety of shops, cafes, and restaurants within easy reach, as well as convenient transport links from Malden Manor train station that connect to London Waterloo.

Location:

Malden Manor is a very popular location with easy access to London Waterloo, the property is surrounded by greeny 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 is a short distance away. 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: B

Available Date:

Deposit: £1,557

Tenancy Term: Long Term

