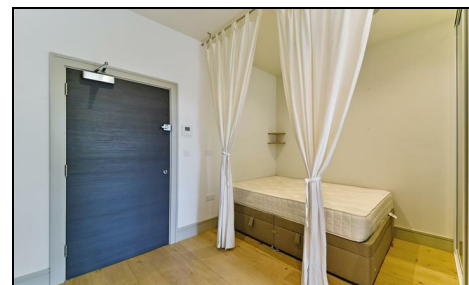


**Burlington Road
New Malden, KT3 4NW**

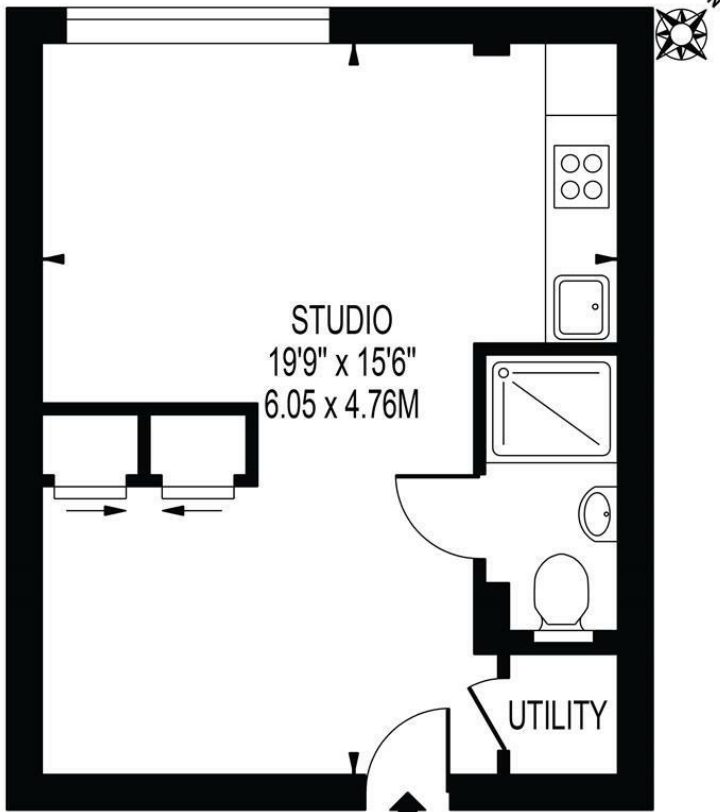
£1,300 PCM



SPACIOUS, STYLISH STUDIO FLAT with lift access with private gated parking space and bike lock up. Located within easy access to Raynes Park, Motspur Park and New Malden Stations and amenities. This is a great size studio flat with bedroom area and large fitted wardrobe, featuring engineered oak wood flooring, double glazing, modern shower room, stylish kitchen with DISHWASHER, built in storage and camera entry phone.
EPC band B. Council tax band B.

BRITANNIC HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 310 SQ FT - 28.80 SQ M



FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Studio Flat with Bedroom Area
- First Floor with Lift Access
- Modern Kitchen and Shower Room
- Off Street Parking Including Secure Bike Parking
- Engineered Oak Wood Flooring
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- Council Tax Band B
- EPC Band B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

