



Flat 4, 4 High Street, New Malden, Surrey, KT3 4HE

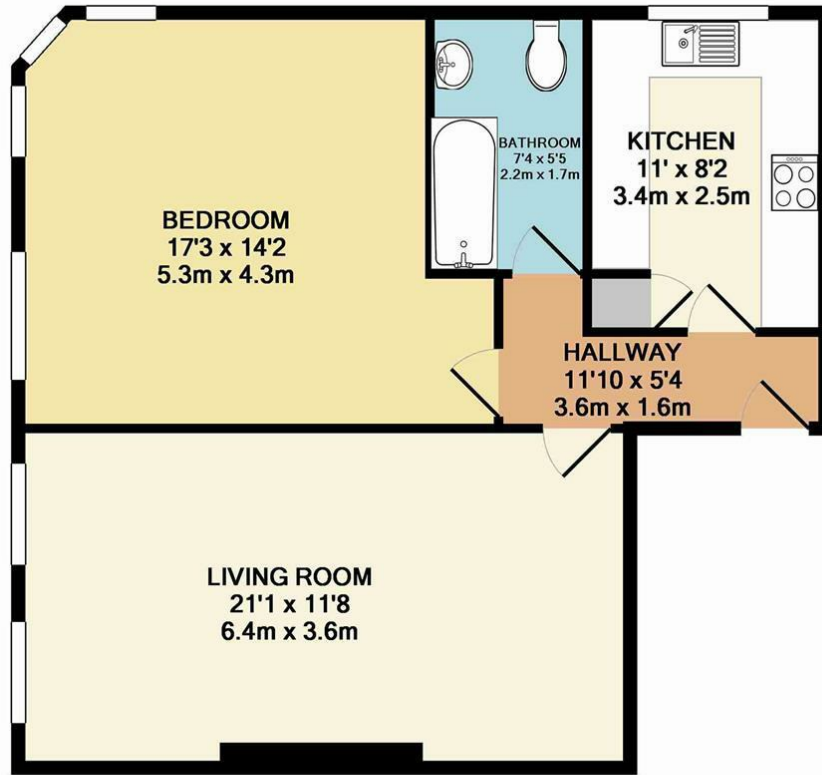
MODERN ONE DOUBLE BEDROOM Second Floor Flat located within the heart of New Malden. The property benefits from Modern Fitted Kitchen, Lounge, Double Bedroom and modern fully tiled Bathroom with Shower over Bath. The property has hard wood floors throughout the open plan living areas and hallway and carpets in the bedroom. Available end of June!

Located close to the various amenities of New Malden High Street and a moment from New Malden Train Station, this property has access to excellent transport links with direct routes to Clapham Junction and Waterloo.

Minimum Length of Tenancy: 12 Months
Council Tax: Royal Borough Of Kingston Upon Thames
Council Tax Band: D

- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- MODERN BATHROOM
- TOWN CENTRE LOCATION
- CLOSE TO TRANSPORT LINKS
- ABOVE COMMERCIAL PREMISES

£1,400 PCM*



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 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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Energy Efficiency Rating	
	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	
Current: 59	Potential: 64
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: 53	Potential: 60
England & Wales EU Directive 2002/91/EC	



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