



# FIELDHOUSE

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## Flat 1 4 High Street, New Malden, Surrey, KT3 4HE

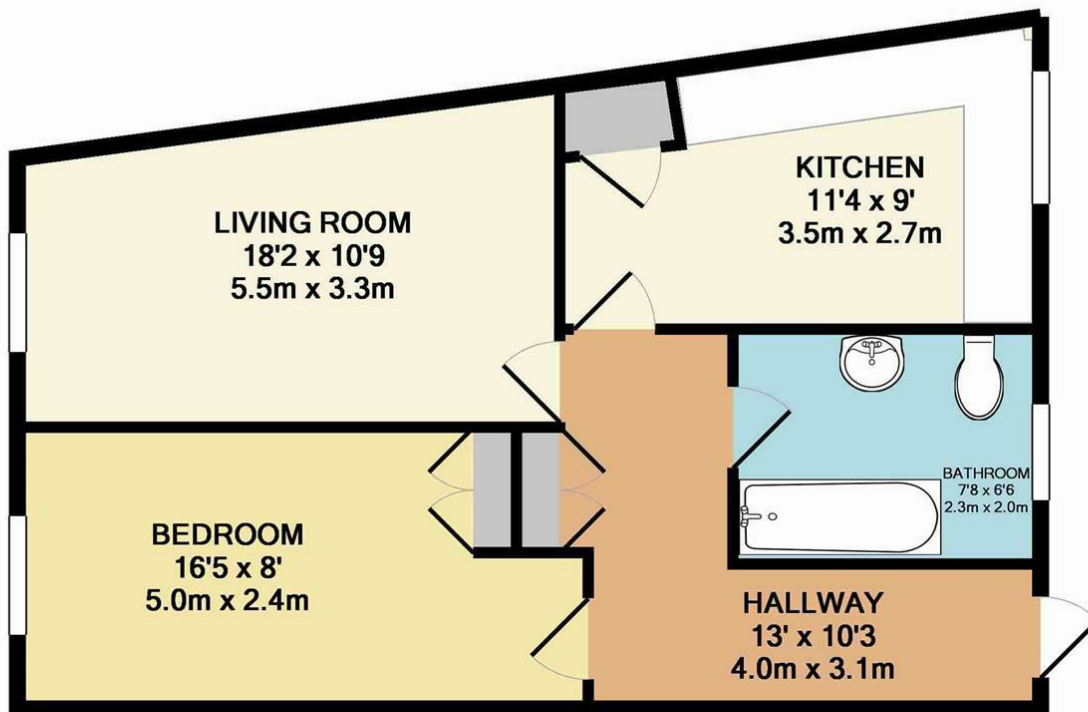
ONE DOUBLE BEDROOM FIRST FLOOR FLAT located within the heart of New Malden. Located close to the various amenities of New Malden High Street and a moment from New Malden Train Station, this property has access to excellent transport links with direct routes to Clapham Junction and Waterloo.

The property benefits from Modern Fitted Kitchen, Bright Lounge with space for Dining and Relaxing, a Double Bedroom and a modern fully tiled Bathroom with a Shower over Bath. The property has hardwood floors throughout the open plan living areas and hallway and carpets in the bedroom. Available immediately!

Minimum Length of Tenancy: 12 Months  
Council Tax: Kingston Council  
Council Tax Band: C

- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- LOUNGE
- HARD WOOD FLOORING
- CENTRAL LOCATION

**£1,500 PCM\***



TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



## FIELDHOUSE RESIDENTIAL LIMITED

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