

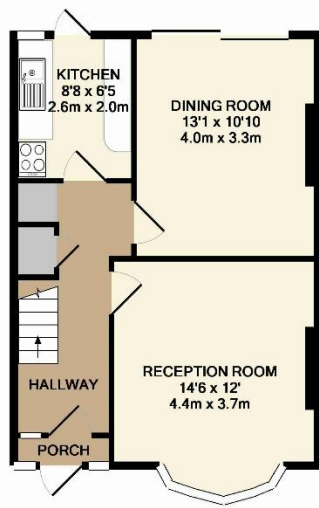
## Belmont Avenue New Malden KT3



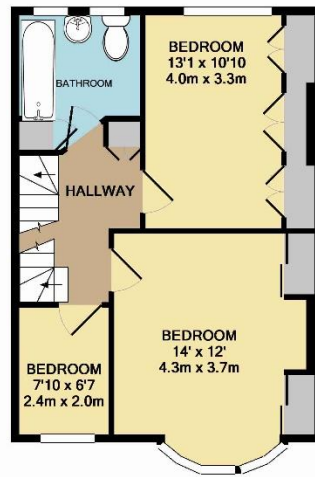
- **Four Bedroom Family House**
- **Two Reception Rooms**
- **Two Bathrooms**
- **Private Garden**
- **Off Street Parking**

**Price £2,600pcm**

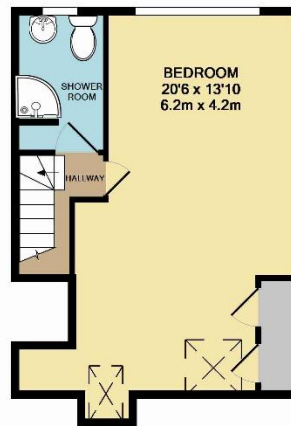
A four bedroom family house located within easy reach to Motspur Park Station. Downstairs comprises a good size front reception room, a second reception room and kitchen at the rear of the property both with direct access to the well maintained private garden. On the first floor there are two double bedrooms with built in wardrobes as well as a single bedroom and a family bathroom. On the second floor there is a large double master bedroom and separate shower room. In addition there is also off street parking. Available early July and unfurnished. EPC rating D. Council Tax Band D. Security Deposit £3,000 (based on current asking price)



GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 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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