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## The Crescent, Surbiton, KT6 4BP

**TO LET**

A spacious and well presented three bedroom duplex apartment located within the heart of Surbiton and only a few minutes walk from the mainline station, high street and the Thames. The property which has been finished to a high standard comprises a good size inner hallway/porch, large L-shaped living room with ample sitting and dining space and storage cupboard, access to the covered balcony and separate brand new fitted kitchen. On the first floor there is a large master bedroom with ample built in storage plus good size second and third bedrooms, brand new fitted bathroom and separate wc. The property benefits from Gas central heating, private covered balcony area, own entrance and modern double glazing, is offered unfurnished and is available from mid February. Council Tax Band D

**£2,100 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: C**

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

