



## 289 Burlington Road, London, KT3 4BS

**£432 Per Week**

AVAILABLE TO VIEW NOW

A ONE BEDROOM APARTMENT IN BARRATT HOMES LATEST DEVELOPMENT "STERLING PLACE" LOCATED ON BURLINGTON ROAD IN THE HEART OF NEW MALDEN.

This apartment is currently being furnished and comprises a South facing reception room with balcony, open plan fully fitted kitchen, double bedroom with storage, modern bathroom suite and ample storage including a utility cupboard.

The development is located close to New Malden station with excellent links into London and offers a gym and yoga studio as well as extensive gardens.

AVAILABLE NOW  
FURNISHED

- BRAND NEW ONE BEDROOM APARTMENT
- SUPERMARKETS, CAFES, RESTAURANTS & LEISURE FACILITIES CLOSE TO FLAT
- PART OF THE "STERLING PLACE" DEVELOPMENT
- SOUTH FACING
- LOCATED ON BURLINGTON ROAD
- SET OVER 560 SQUARE FEET
- NEAR KINGSTON & WIMBLEDON
- NEW MALDEN STATION NEARBY FOR CENTRAL LONDON
- SOUTH FACING BALCONY
- UNDER 25 MINS TO WATERLOO

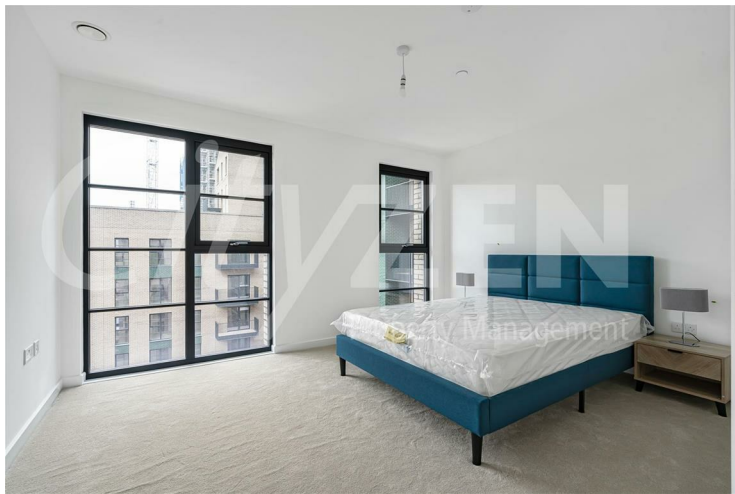
**289 Burlington Road, London, KT3 4BS**



**RECEPTION (SIMILAR APT)**



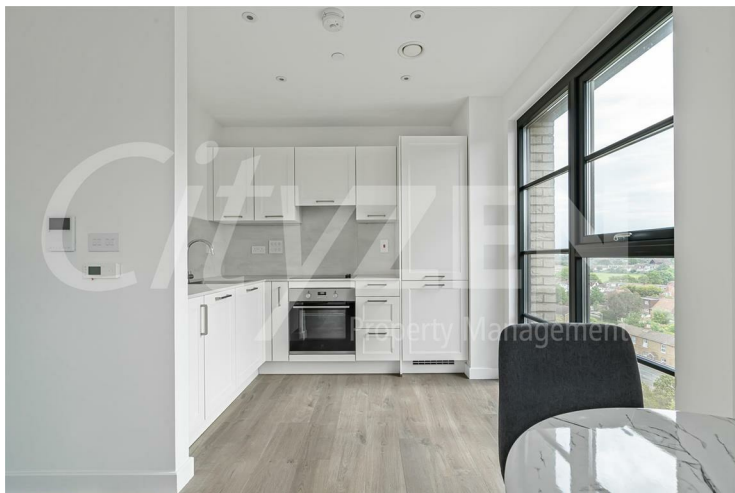
**BATHROOM (SIMILAR APT)**



**BEDROOM (SIMILAR APT)**



**BATHROOM (SIMILAR APT)**



**KITCHEN (SIMILAR APT)**



**BEDROOM (SIMILAR APT)**

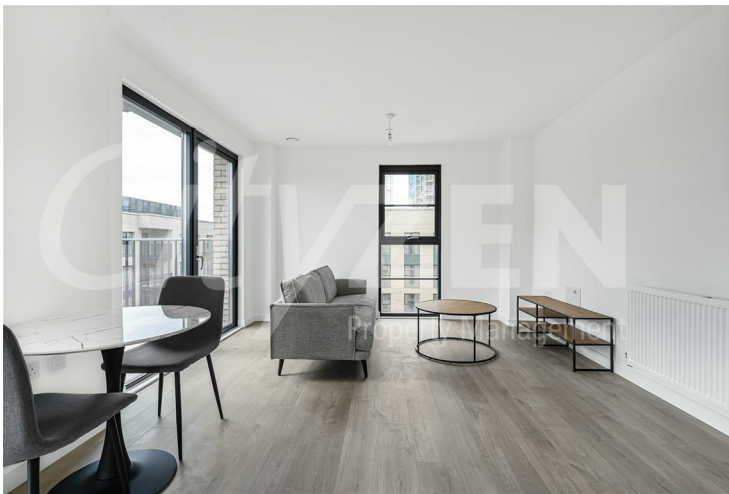
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RECEPTION (SIMILAR APT)



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RECEPTION (SIMILAR APT)



KITCHEN (SIMILAR APT)



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KITCHEN (SIMILAR APT)

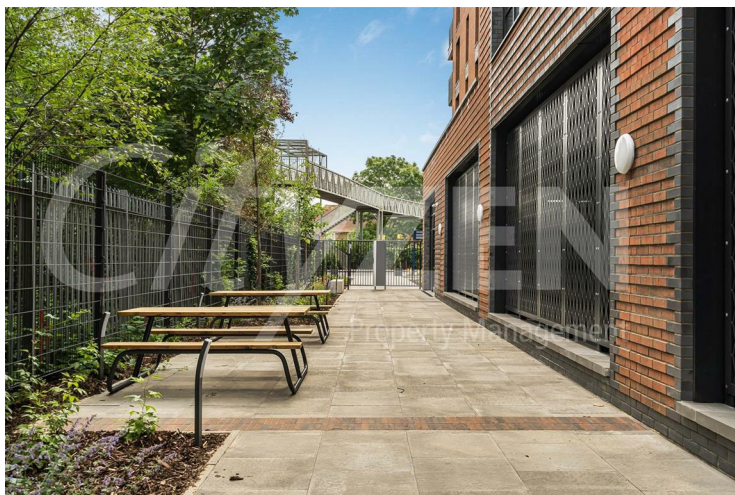
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RIVULET APARTMENTS



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HALLWAY (SIMILAR APT)

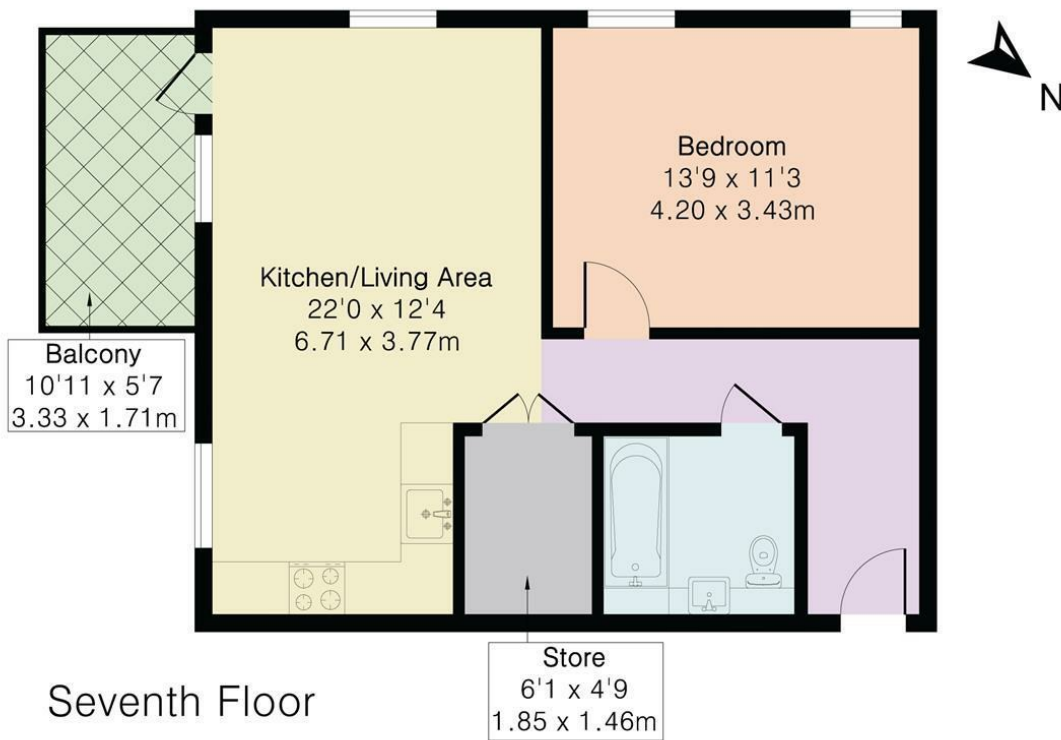


RIVULET APARTMENTS

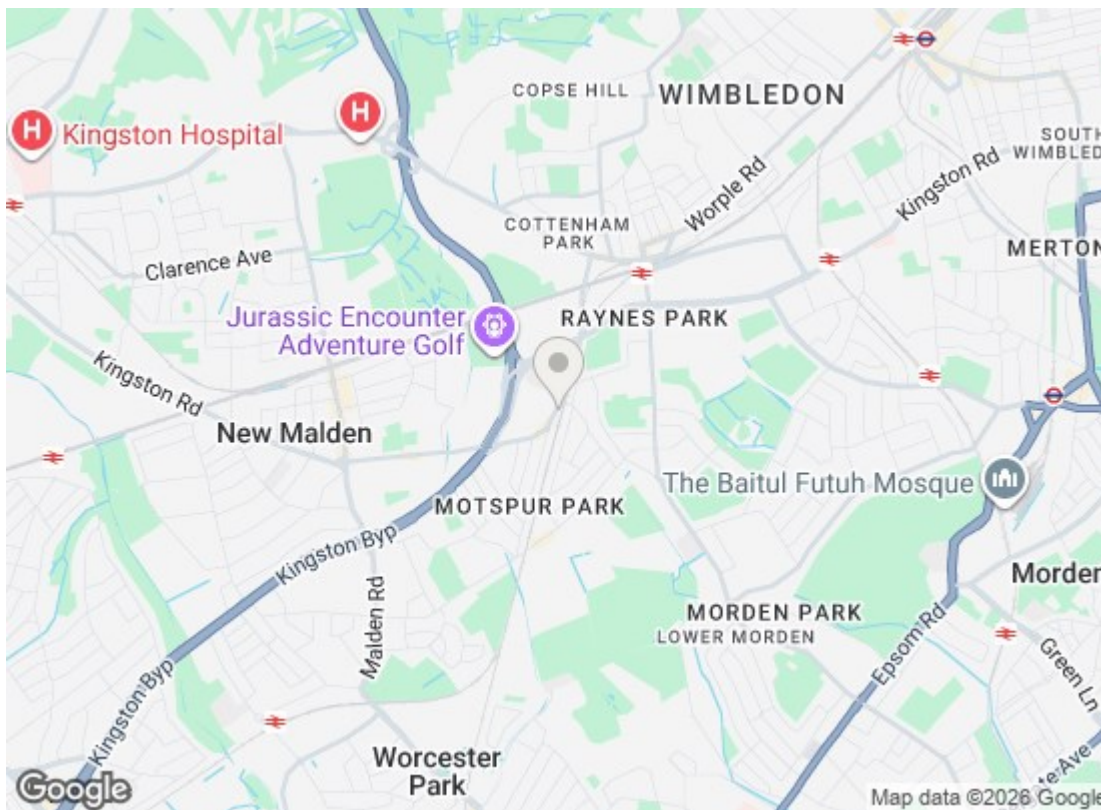


HALLWAY (SIMILAR APT)

# Approximate Gross Internal Area 585 sq ft - 54 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
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		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.