

**TO LET**



**Park Court, New Malden, KT3**

**£2,000.00 PCM**

 **2**

 **1**

**samuel estates**  
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## Property Description

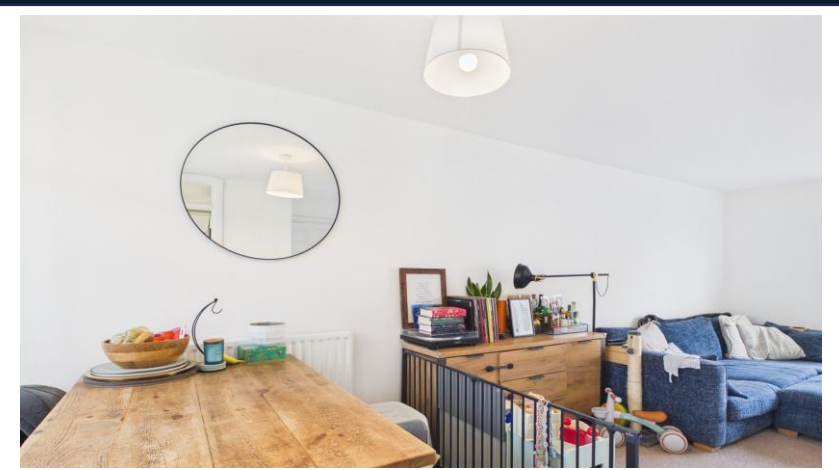
Welcome to this charming two-bedroom split-level flat located in the highly sought-after Park Court on Park Road, New Malden. Set within a gated development, this delightful property offers a warm and inviting living space perfect for families or professionals alike.

Step inside to discover a spacious reception room filled with natural light, creating a welcoming atmosphere for relaxing and entertaining. The well-appointed bathroom serves the two comfortable bedrooms thoughtfully arranged across the split levels, providing both privacy and practicality. The property also benefits from a private garage, providing secure parking and additional storage.

One of the standout features of this lovely home is the private balcony, where you can enjoy your morning coffee or unwind in the evening while overlooking the beautifully maintained, large communal gardens. Residents also benefit from allocated parking, adding convenience to everyday living.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

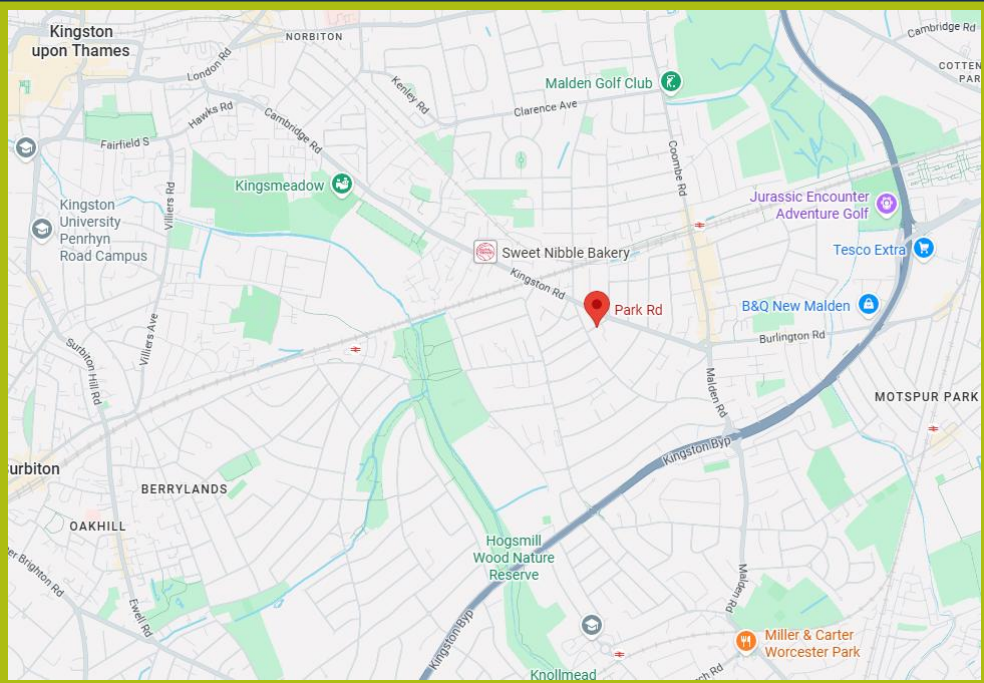
**Date Available – 20/06/2026**

**Holding deposit amount – £461**

**Security Deposit amount (Five weeks rent) – £2,307.00**

**Council Tax Band – C**

**Local Authority – Kingston upon Thames Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Garage



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage



**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
628 ft<sup>2</sup>  
58.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Balham**

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

