

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
EU Standard	2009/1/EC
Best available technique (BAT) - Approx CO2 emissions	100-150
A	100-150
B	150-200
C	200-250
D	250-300
E	300-350
F	350-400
G	400-450
H	450-500
I	500-550
J	550-600
K	600-650
L	650-700
M	700-750
N	750-800
O	800-850
P	850-900
Q	900-950
R	950-1000
S	1000-1050
T	1050-1100
U	1100-1150
V	1150-1200
W	1200-1250
X	1250-1300
Y	1300-1350
Z	1350-1400
AA	1400-1450
AB	1450-1500
AC	1500-1550
AD	1550-1600
AE	1600-1650
AF	1650-1700
AG	1700-1750
AH	1750-1800
AI	1800-1850
AJ	1850-1900
AK	1900-1950
AL	1950-2000
AM	2000-2050
AN	2050-2100
AO	2100-2150
AP	2150-2200
AQ	2200-2250
AR	2250-2300
AS	2300-2350
AT	2350-2400
AU	2400-2450
AV	2450-2500
AW	2500-2550
AX	2550-2600
AY	2600-2650
AZ	2650-2700
BA	2700-2750
BB	2750-2800
BC	2800-2850
BD	2850-2900
BE	2900-2950
BF	2950-3000
BG	3000-3050
BH	3050-3100
BI	3100-3150
BJ	3150-3200
BK	3200-3250
BL	3250-3300
BM	3300-3350
BN	3350-3400
BO	3400-3450
BP	3450-3500
BQ	3500-3550
BR	3550-3600
BS	3600-3650
BT	3650-3700
BU	3700-3750
BV	3750-3800
BW	3800-3850
BX	3850-3900
BY	3900-3950
BZ	3950-4000
CA	4000-4050
CB	4050-4100
CC	4100-4150
CD	4150-4200
CE	4200-4250
CF	4250-4300
CG	4300-4350
CH	4350-4400
CI	4400-4450
CJ	4450-4500
CK	4500-4550
CL	4550-4600
CM	4600-4650
CN	4650-4700
CO	4700-4750
CP	4750-4800
CQ	4800-4850
CR	4850-4900
CS	4900-4950
CT	4950-5000
CU	5000-5050
CV	5050-5100
CW	5100-5150
CX	5150-5200
CY	5200-5250
CZ	5250-5300
DA	5300-5350
DB	5350-5400
DC	5400-5450
DD	5450-5500
DE	5500-5550
DF	5550-5600
DG	5600-5650
DH	5650-5700
DI	5700-5750
DJ	5750-5800
DK	5800-5850
DL	5850-5900
DM	5900-5950
DN	5950-6000
DO	6000-6050
DP	6050-6100
DQ	6100-6150
DR	6150-6200
DS	6200-6250
DT	6250-6300
DU	6300-6350
DV	6350-6400
DW	6400-6450
DX	6450-6500
DY	6500-6550
DZ	6550-6600
EA	6600-6650
EB	6650-6700
EC	6700-6750
ED	6750-6800
EE	6800-6850
EF	6850-6900
EG	6900-6950
EH	6950-7000
EI	7000-7050
EJ	7050-7100
EK	7100-7150
EL	7150-7200
EM	7200-7250
EN	7250-7300
EO	7300-7350
EP	7350-7400
EQ	7400-7450
ER	7450-7500
ES	7500-7550
ET	7550-7600
EU	7600-7650
EV	7650-7700
EW	7700-7750
EX	7750-7800
EY	7800-7850
EZ	7850-7900
FA	7900-7950
FB	7950-8000
FC	8000-8050
FD	8050-8100
FE	8100-8150
FF	8150-8200
FG	8200-8250
FH	8250-8300
FI	8300-8350
FJ	8350-8400
FK	8400-8450
FL	8450-8500
FM	8500-8550
FN	8550-8600
FO	8600-8650
FP	8650-8700
FQ	8700-8750
FR	8750-8800
FS	8800-8850
FT	8850-8900
FU	8900-8950
FV	8950-9000
FW	9000-9050
FX	9050-9100
FY	9100-9150
FZ	9150-9200
GA	9200-9250
GB	9250-9300
GC	9300-9350
GD	9350-9400
GE	9400-9450
GF	9450-9500
GG	9500-9550
GH	9550-9600
GI	9600-9650
GJ	9650-9700
GK	9700-9750
GL	9750-9800
GM	9800-9850
GN	9850-9900
GO	9900-9950
GP	9950-10000
GQ	10000-10050
GR	10050-10100
GS	10100-10150
GT	10150-10200
GU	10200-10250
GV	10250-10300
GW	10300-10350
GX	10350-10400
GY	10400-10450
GZ	10450-10500
HA	10500-10550
HB	10550-10600
HC	10600-10650
HD	10650-10700
HE	10700-10750
HF	10750-10800
HG	10800-10850
HH	10850-10900
HI	10900-10950
HJ	10950-11000
HK	11000-11050
HL	11050-11100
HM	11100-11150
HN	11150-11200
HO	11200-11250
HP	11250-11300
HQ	11300-11350
HR	11350-11400
HS	11400-11450
HT	11450-11500
HU	11500-11550
HV	11550-11600
HW	11600-11650
HX	11650-11700
HY	11700-11750
HZ	11750-11800
IA	11800-11850
IB	11850-11900
IC	11900-11950
ID	11950-12000
IE	12000-12050
IF	12050-12100
IG	12100-12150
IH	12150-12200
II	12200-12250
IJ	12250-12300
IK	12300-12350
IL	12350-12400
IM	12400-12450
IN	12450-12500
IO	12500-12550
IP	12550-12600
IQ	12600-12650
IR	12650-12700
IS	12700-12750
IT	12750-12800
IU	12800-12850
IV	12850-12900
IW	12900-12950
IX	12950-13000
IY	13000-13050
IZ	13050-13100
JA	13100-13150
JB	13150-13200
JC	13200-13250
JD	13250-13300
JE	13300-13350
JF	13350-13400
JG	13400-13450
JH	13450-13500
JI	13500-13550
JJ	13550-13600
JK	13600-13650
JL	13650-13700
JM	13700-13750
JN	13750-13800
JO	13800-13850
JP	13850-13900
JQ	13900-13950
JR	13950-14000
JS	14000-14050
JT	14050-14100
JU	14100-14150
JV	14150-14200
JW	14200-14250
JX	14250-14300
JY	14300-14350
JZ	14350-14400
KA	14400-14450
KB	14450-14500
KC	14500-14550
KD	14550-14600
KE	14600-14650
KF	14650-14700
KG	14700-14750
KH	14750-14800
KI	14800-14850
KJ	14850-14900
KK	14900-14950
KL	14950-15000
KM	15000-15050
KN	15050-15100
KO	15100-15150
KP	15150-15200
KQ	15200-15250
KR	15250-15300
KS	15300-15350
KT	15350-15400
KU	15400-15450
KV	15450-15500
KW	15500-15550
KX	15550-15600
KY	15600-15650
KZ	15650-15700
LA	15700-15750
LB	15750-15800
LC	15800-15850
LD	15850-15900
LE	15900-15950
LF	15950-16000
LG	16000-16050
LH	16050-16100
LI	16100-16150
LJ	16150-16200
LK	16200-16250
LL	16250-16300
LM	16300-16350
LN	16350-16400
LO	16400-16450
LP	16450-16500
LQ	16500-16550
LR	16550-16600
LS	16600-16650
LT	16650-16700
LU	16700-16750
LV	16750-16800
LW	16800-16850
LX	16850-16900
LY	16900-16950
LZ	16950-17000
MA	17000-17050
MB	17050-17100
MC	17100-17150
MD	17150-17200
ME	17200-17250
MF	17250-17300
MG	17300-17350
MH	17350-17400
MI	17400-17450
MJ	17450-17500
MK	17500-17550
ML	17550-17600
MM	17600-17650
MN	17650-17700
MO	17700-17750
MP	17750-17800
MQ	17800-17850
MR	17850-17900
MS	17900-17950
MT	17950-18000
MU	18000-18050
MV	18050-18100
MW	18100-18150
MX	18150-18200
MY	18200-18250
MZ	18250-18300
NA	18300-18350
NB	18350-18400
NC	18400-18450
ND	18450-18500
NE	18500-18550
NF	18550-18600
NG	18600-18650
NH	18650-18700
NI	18700-18750
NJ	18750-18800
NK	18800-18850
NL	18850-18900
NM	18900-18950
NN	18950-19000
NO	19000-19050
NP	19050-19100
NQ	19100-19150
NR	19150-19200
NS	19200-19250
NT	19250-19300
NU	19300-19350
NV	19350-19400
NW	19400-19450
NX	19450-19500
NY	19500-19550
NZ	19550-19600
OA	19600-19650
OB	19650-19700
OC	19700-19750
OD	19750-19800
OE	19800-19850
OF	19850-19900
OG	19900-19950
OH	19950-20000
OI	20000-20050
OJ	20050-20100
OK	20100-20150
OL	20150-20200
OM	20200-20250
ON	20250-20300
OO	20300-20350
OP	20350-20400
OQ	20400-20450
OR	20450-20500
OS	20500-20550
OT	20550-20600
OU	20600-20650
OV	20650-20700
OW	20700-20750
OX	20750-20800
OY	20800-20850
OZ	20850-20900
PA	20900-20950
PB	20950-21000
PC	21000-21050
PD	21050-21100
PE	21100-21150
PF	21150-21200
PG	21200-21250
PH	21250-21300
PI	21300-21350
PJ	21350-21400
PK	21400-21450
PL	21450-21500
PM	21500-21550
PN	21550-21600
PO	21600-21650
PP	21650-21700
PQ	21700-21750
PR	21750-21800
PS	21800-21850
PT	21850-21900
PU	21900-21950
PV	21950-22000
PW	22000-22050
PX	22050-22100
PY	22100-22150
PZ	22150-22200
QA	22200-22250
QB	22250-22300
QC	22300-22350
QD	22350-22400
QE	22400-22450
QF	22450-22500
QG	22500-22550
QH	22550-22600
QI	22600-22650
QJ	22650-22700
QK	22700-22750
QL	22750-22800
QM	22800-22850
QN	22850-22900
QO	22900-22950
QP	22950-23000
QQ	23000-23050
QR	23050-23100
QS	23100-23150
QT	23150-23200
QU	23200-23250
QV	23250-23300
QW	23300-23350
QX	23350-23400
QY	23400-23450
QZ	23450-23500
RA	23500-23550
RB	23550-23600
RC	23600-23650
RD	23650-23700
RE	23700-23750
RF	23750-23800
RG	23800-23850
RH	23850-23900
RI	23900-23950
RJ	23950-24000
RK	24000-24050
RL	24050-24100
RM	2410



- Duplex 1 Double Bedroom Annexe
- Own First Floor Entrance Above Garage
- Lovely Open Plan Living Room & Kitchen With Balcony
- Fitted Wardrobes
- Quirky Spiral Staircase To Mezzanine Floor
- Modern Shower Room & Separate Toilet
- Ample Living Space Throughout
- Unfurnished
- * £450 Extra Per Month For Bills EXCEPT Broadband
- EPC Rating - C



£1,750 Per Month

Linkside,
New Malden,
Surrey,
KT3 4LB



Description:

Gibson Lane present to the market this lovely spacious duplex annexe located very close to New Malden station & high street. The property has its own entrance located on the first floor, upon entering you step into the lovely open-plan kitchen/living room which benefits from its own balcony. The double bedroom is located at the back of the property which benefits from fitted wardrobes and access to another room above which is ideal as a dressing room. The spiral staircase provides access to one of the additional spaces within this property along with another space accessed upstairs through the double bedroom.

*Bills are an additional £450 per month on top of the rent but this does not include broadband which is the tenants responsibility.

Location:

Linkside is situated in this sought after quiet residential location just a short walk from New Malden high street with its extensive range of shops, boutiques, restaurants and bars. Both New Malden and Norbiton Stations giving direct access into Waterloo are within a miles distance and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include, Coombe Hill, Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools.



Furnishing: Unfurnished
Local Authority:
Council Tax Band:
Available Date:
Deposit: £2,019
Tenancy Term: Long Term