

## Melrose Gardens New Malden KT3

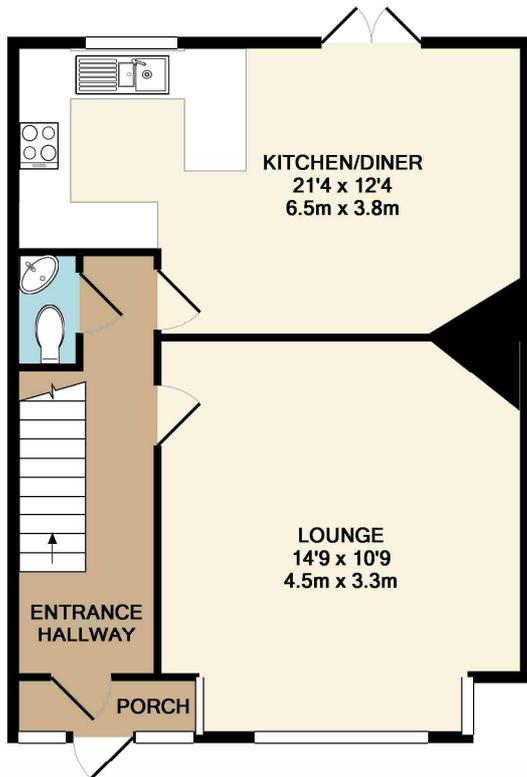


- **Three Bedrooms**
- **Reception plus Dining Room**
- **Bathroom plus Downstairs W/C**
- **35ft Rear Garden**

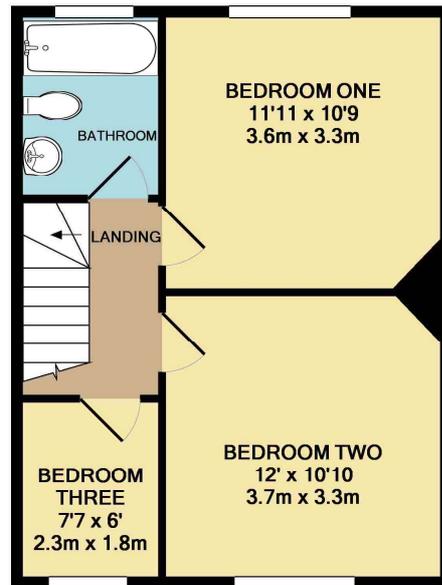
**Price £2,500 pcm**

A beautifully presented family home in a popular cul de sac situated in the sort after "Groves" area of New Malden. This three bedroom property benefits from an open plan kitchen dining room, a separate living room and downstairs WC. The house is well placed for access to the station (zone 4), a great location for schools and walking distance to the high street. Available from mid-April and unfurnished. Security deposit £2,884 (based on the asking price). EPC rating D. Council Tax Band D.





GROUND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 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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