

Dorset Road, London SW19 3EQ

Monthly Rental Of £1,975

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



**Summary:**

An exceptionally well-presented two double bedroom flat situated in the sought after SW19 area, within walking distance of 0.8miles to Morden Station (Northern Line) and local amenities. The property features a modern fully fitted kitchen with integrated appliances and contemporary worktops, perfect for everyday living and entertaining. The stylish bathroom suite comprises sleek tiling, quality fixtures and a walk-in shower over bath. Both bedrooms are generous double rooms with ample natural light and built-in storage. The bright reception room offers a comfortable living space with easy flow from the kitchen area. Additional benefits include off-street parking for one vehicle, excellent transport links into central London. Rent Includes Gas, Electric, Water bills, Council Tax that for added convenience and budgeting ease.

**Two Bedroom Flat**

**Rent Includes Gas, Electric, Water, Council Tax**

**Modern Kitchen with appliances**

**Spacious reception/living area**

**Off Street Parking**

**0,8 Miles to Morden Station**

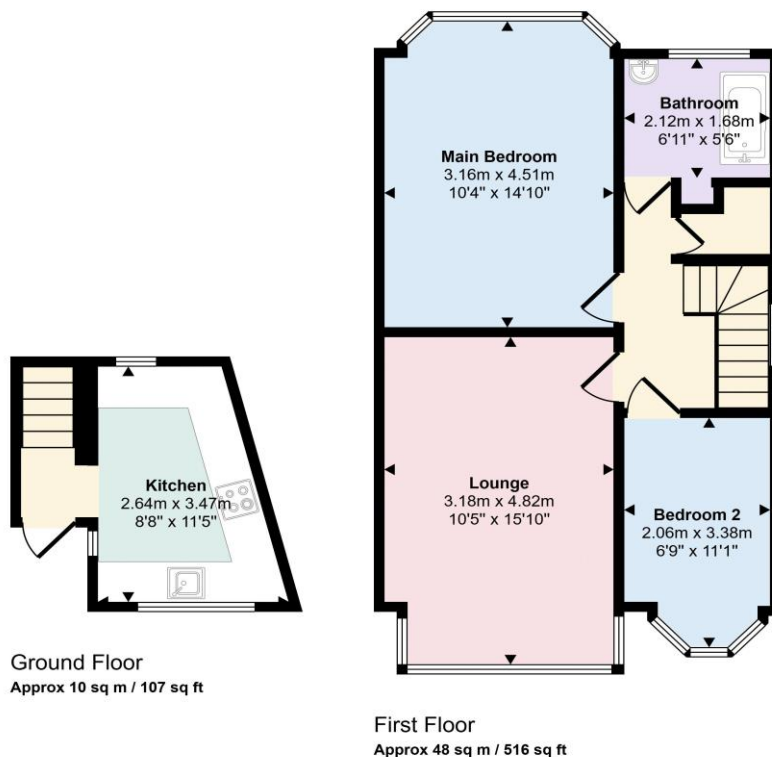
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Approx Gross Internal Area  
58 sq m / 623 sq ft



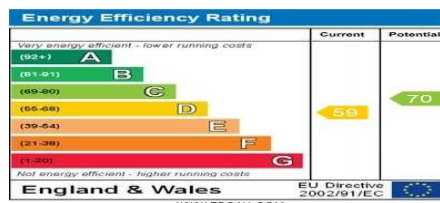
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: D

Local Authority:

EPC Rating: D



**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.