

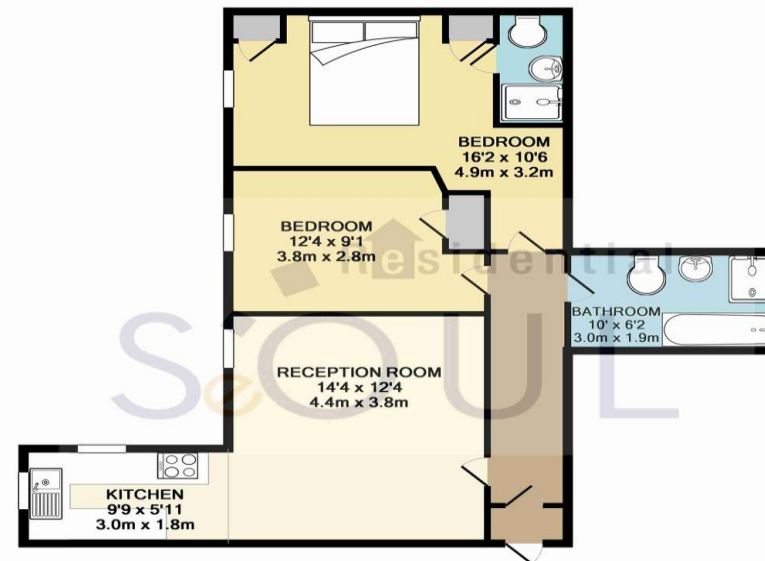


- 2 Bedroom ground floor flat
- 0.2 mile walk from New Malden station, high street and local amenities
- 2 Bathrooms

## Grafton Road, New Malden

£1,450 pcm

[Viewing highly recommended] A bright and clean two double bedroom apartment located moments from New Malden Train Station and high street. The property comprises of two double bedrooms with fitted wardrobes, master bedroom with en-suite bathroom, fully fitted kitchen with dining area, and further modern bathroom. Part Furnished (Dining table, Sofa and a double bed) and available from end of April.



TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

SeOUL Residential Ltd  
 158 High Street  
 New Malden  
 KT3 4ES

www.sr4u.co.uk  
 020 8942 3579 / 020 8949 4989  
 info@sr4u.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers are advised to recheck the measurements.