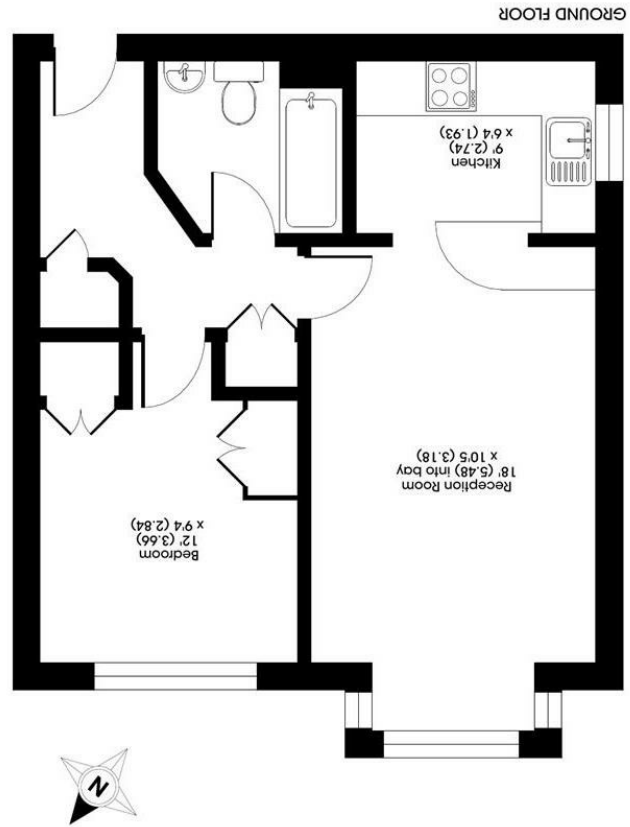


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © Gibson Lane, 2024.
 Produced for Gibson Lane, REF: 1227470



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



49 Dukes Avenue,
 New Malden, Surrey, KT3 4JF



- Spacious One Bedroom Ground Floor Apartment
- Recently Renovated
- Modern Fully Fitted Kitchen
- Double Bedroom With Fitted Wardrobe
- Tiled Bathroom Suite
- Off Street Allocated Parking Space
- Private Communal Garden
- Short Walk to New Malden High Street & Train Station
- EPC Rating - D
- Council Tax Band - C



£1,600 Per Month

49 Dukes Avenue,
New Malden,
Surrey,
KT3 4JF

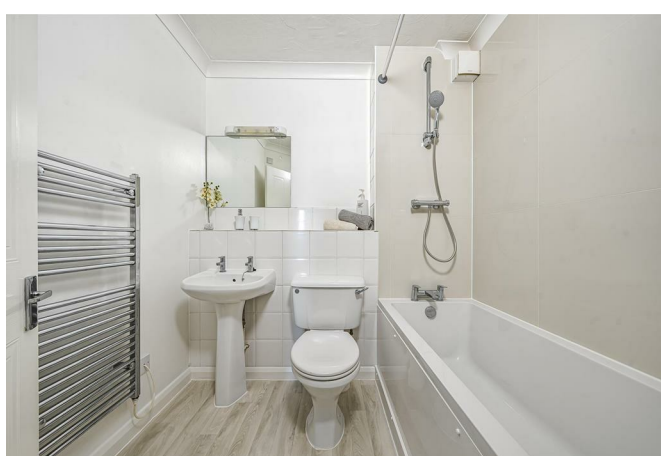


Description:

Gibson Lane proudly present to the market this superb ground floor one doubled bedroom apartment with private communal garden and allocated parking space. Recently refurbished this property is presented in excellent condition which includes a spacious open plan living area with large bay window, modern fully fitted kitchen, tiled bathroom with bath & shower, double bedroom with fitted wardrobe and other fitted cupboards throughout. This lovely property is conveniently located within short walking distance to New Malden High Street which provides lots local shops, bars & restaurants including a newly opened M&S, New Malden station is moments away from the property which offers fantastic travel links to London Waterloo. Beverley Park is a short walk in the opposite direction which is a large open green space with lovely park cafe.

Location:

The property is ideally positioned for New Malden high street with their range of shops, restaurants and bars. New Malden Station give direct access into Waterloo and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Coombe is excellent within both the private and state sectors, the area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



Furnishing: Furnished/unfurnished

Local Authority: Kingston upon Thames

Council Tax Band: C

Available Date:

Deposit: £1,846

Tenancy Term: Long Term