



Flat 7 4 High Street, New Malden, Surrey, KT3 4HE

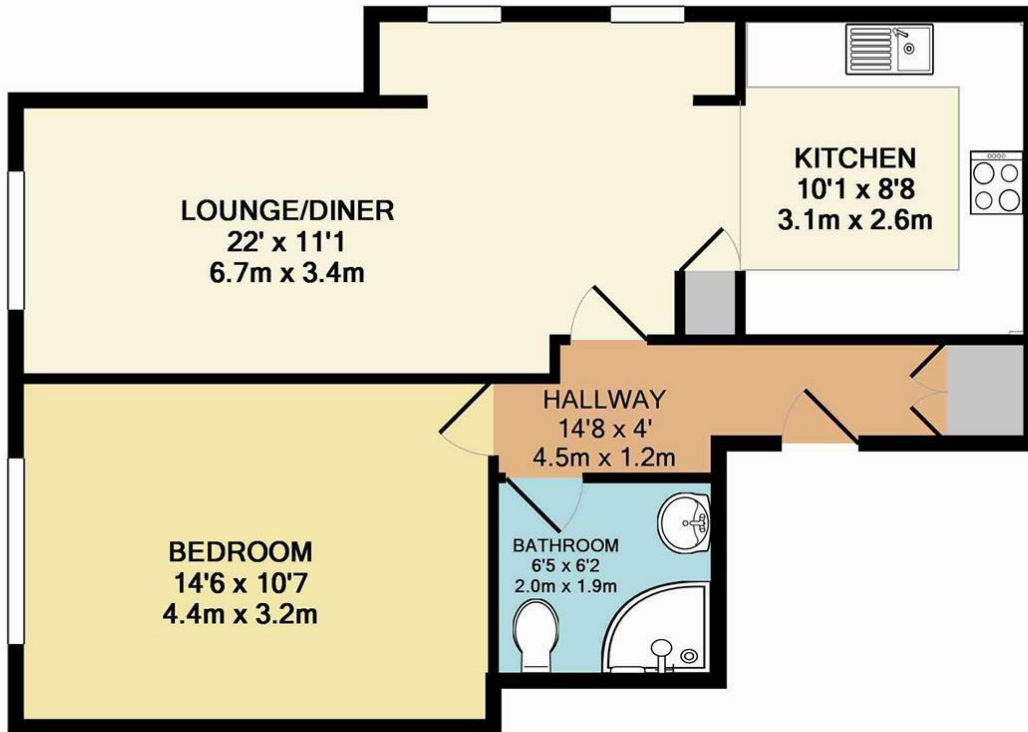
ONE DOUBLE BEDROOM Third Floor Flat located within the heart of New Malden. The property benefits from Open Plan Modern Fitted Kitchen and Lounge with space for Dining and Relaxing, Double Bedroom and fully tiled Shower Room. The property has hard wood floors throughout the open plan living areas and hallway and carpets in the bedroom. Available in June!

Located close to the various amenities of New Malden High Street and a moment from New Malden Train Station, this property has access to excellent transport links with direct routes to Clapham Junction and Waterloo.

Council Tax: Royal Borough Of Kingston Upon Thames
Council Tax Band: C

- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING ROOM AND KITCHEN
- MODERN FITTED KITCHEN
- ENGINEERED WOODEN FLOORING
- TOWN CENTRE LOCATION
- AVAILABLE JUNE

£1,600 PCM*



TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 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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| 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 | | 60 | 65 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 56 | 62 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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