

Beaumont Drive, Worcester Park

Monthly Rental Of £1,850

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

immaculately presented two double bedroom upper ground floor flat in the ever popular Hamptons development in Worcester Park. This beautiful property has been kept to an exceptional standard and lovingly maintained. The property benefits from ample sunlight throughout the day. Worcester Park is just a short walk away and offers a wide range of shops, bars and restaurants including: Waitrose, Sainsburys, Boots, Nando's, Pizza Express and the big brand coffee houses, as well as its own Mainline Train Station providing easy access to central London. A number of useful bus services run through Worcester Park, allowing easy access to Sutton, Cheam, New Malden and Kingston, as well as numerous well-regarded local schools.

Two Bedroom Apartment

Allocated Parking Space

Resident's Gym

Private Patio

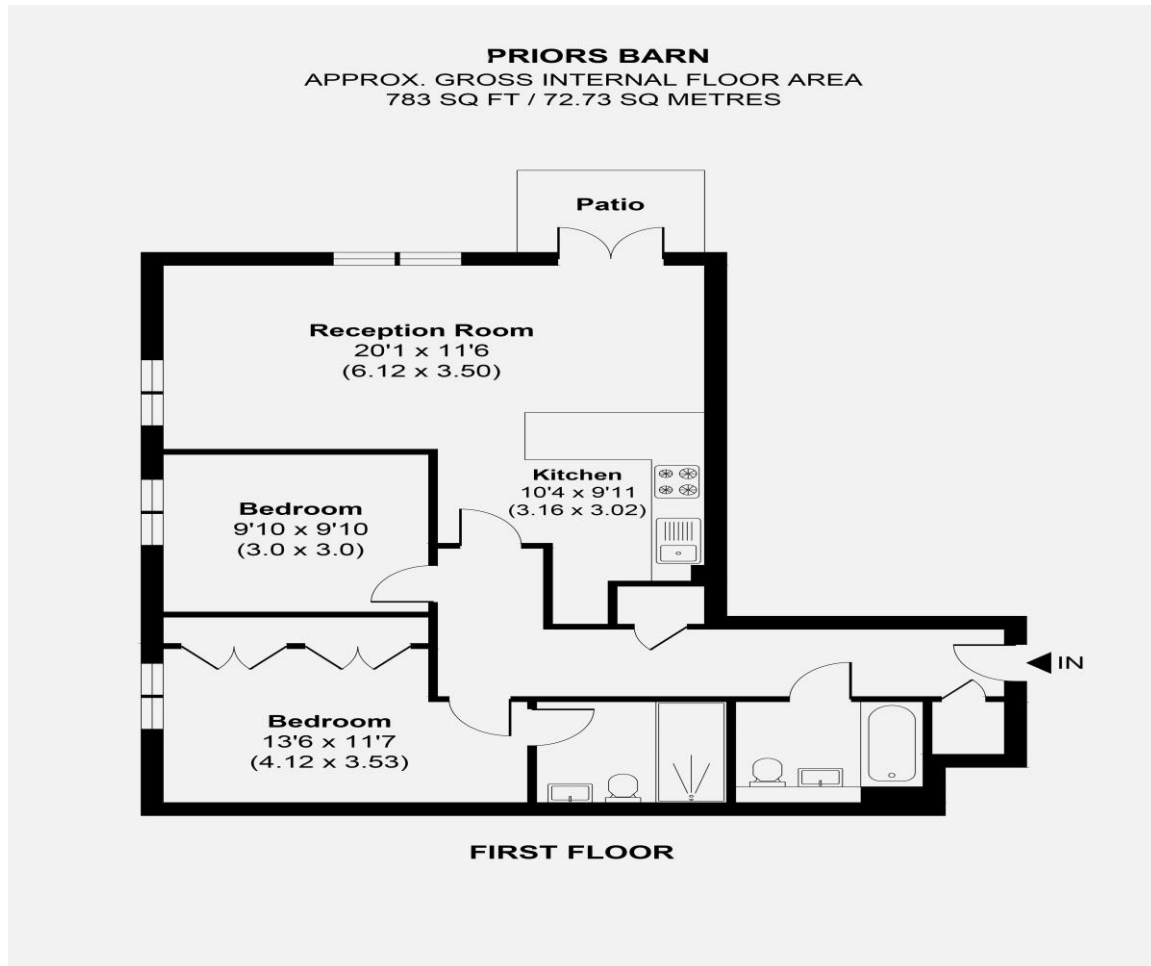
Excellent Condition

Unfurnished

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Tenure:

Council Tax:

Local Authority: London Borough of Sutton

EPC Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.