

8 Upper Brighton Road, Surbiton, KT6 6JY

Monthly Rental Of £1,650

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to presents to the market this well-appointed one-bedroom ground floor garden flat perfect for the commuter. Forming part of this fabulous and grand Victorian building, this separate ground floor garden flat comprises communal garden complete with private patio area which is perfect for entertaining. The private front door opens into the hallway which boasts storage cupboard. The bedroom has built in wardrobes, and has been recently redecorated, modern fitted bathroom with shower, new stylish kitchen with door access to patio area. Spacious reception with double doors to the patio garden. Upper Brighton Road is a short walk from Surbiton town centre with its array of friendly bars, cafes, restaurants, banks and supermarkets, as is Kingston and all its amenities. Surbiton mainline railway station offers direct links into London Waterloo within 17 minutes and is approx. 10-minute walk from the flat. Offered unfurnished and available now.

One Bedroom Garden Flat

New Kitchen

Parking

Three Piece Bathroom

Unfurnished

Private Patio Area

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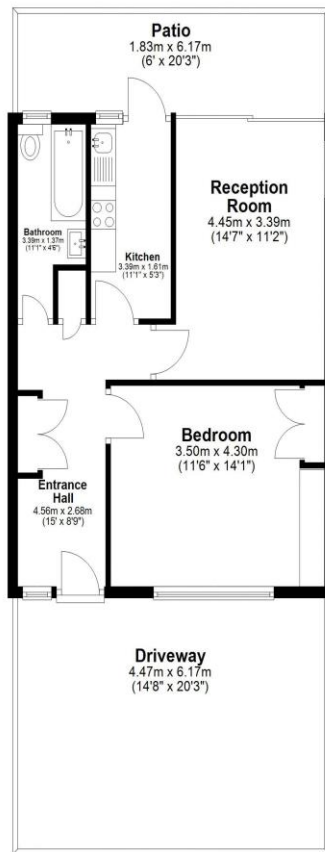
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Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)
(excluding Patio, Driveway)



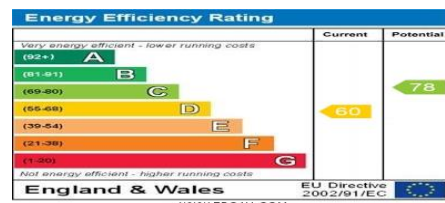
Total area: approx. 49.7 sq. metres (534.5 sq. feet)

Tenure:

Council Tax: E

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.