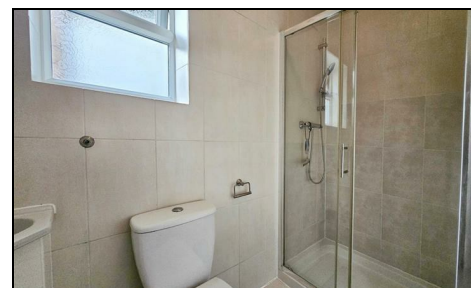
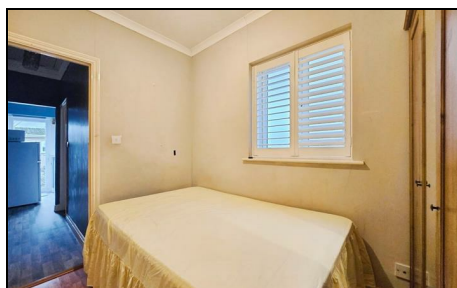
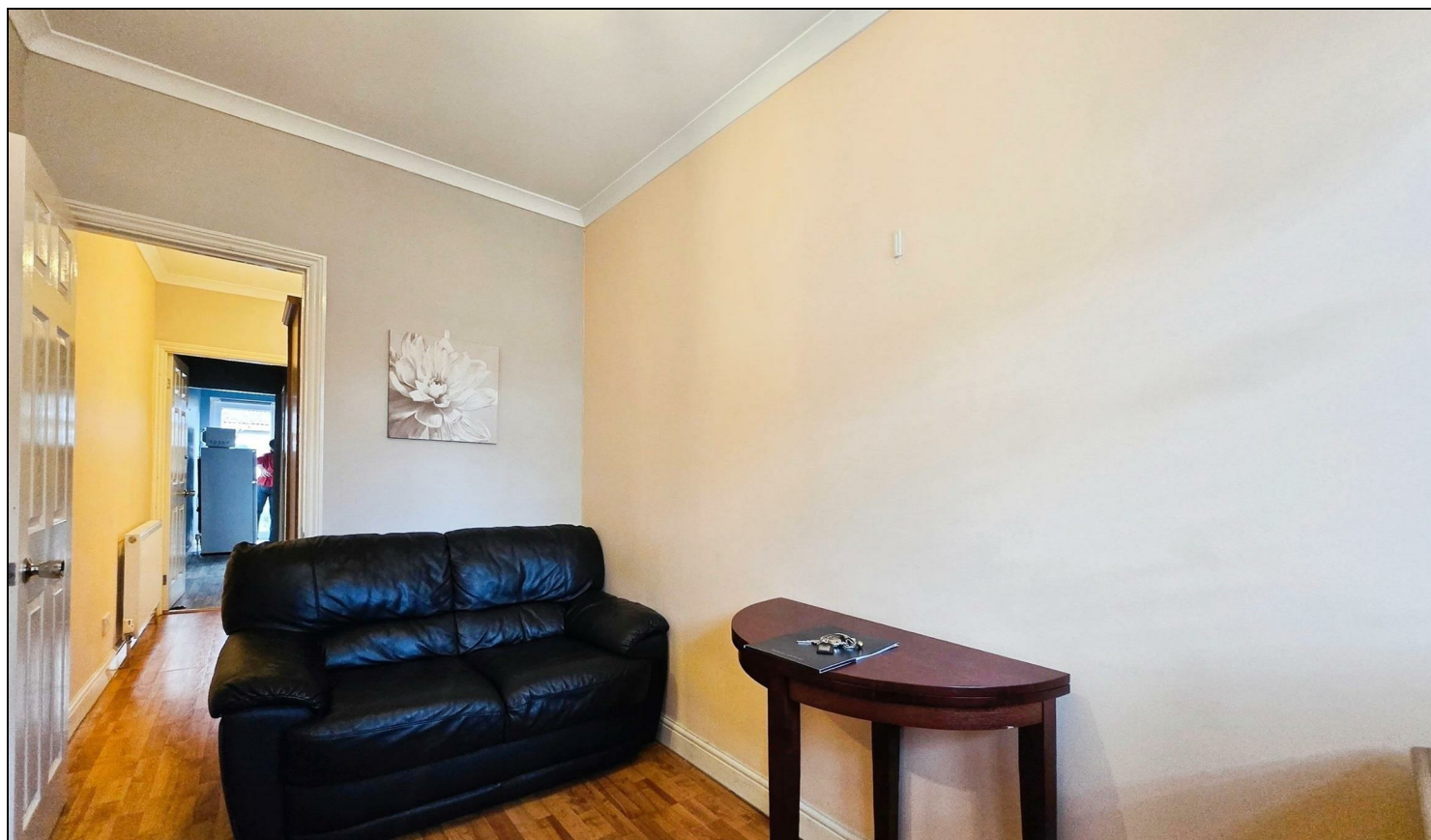


## **Belmont Avenue New Malden, KT3 6QD**

**£1,200 PCM**



### **SELF CONTAINED STUDIO ANNEX WITH ALL BILLS INCLUDED**

This well kept property comprises of a lounge area, bedroom, good size shower bathroom and a separate kitchen that leads to a communal garden.  
Further benefits include gas central heating and double glazing throughout.  
Belmont Avenue is situated 0.7 miles from Motspur Park Train Station and moments away from your local grocery store (Tesco) and other amenities.

Perfect for single occupants!

The rent includes gas, electricity, Council Tax, water and internet (Talk Talk / Open Reach).

EPC D



- ALL BILLS INCLUDED
- Self Contained Annex
- Gas Central Heating
- Communal Garden
- 0.7 Miles From Motspur Park Train Station
- No Admin Fees
- Five Weeks Deposit
- One Months Rent In Advance
- One Weeks Holding Deposit Required
- EPC C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |