

Albany Road, New Malden

Monthly Rental Of £2,300

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Internal accommodation comprises an entrance lobby and hallway with wooden flooring running throughout the ground floor, a great size front reception room with beautiful bay windows and a charming wood burner, a well-designed utility room, ground floor W.C. and a bright, airy and spacious open plan kitchen diner/family room. This wonderful extended space is perfect for entertaining and benefits from natural light flooding through from the sky lights and by-fold doors opening fully to the garden. The kitchen offers integrated appliances and generous work surfaces. The garden comes with a decked area leading from the kitchen, with the remainder being mostly laid to lawn with mature borders. To the rear of the garden is a bespoke office/guest room. To the first floor are three bedrooms and a four-piece sumptuous family bathroom.

Stunning three bedroom family house

Excellent decorative condition

Front aspect sitting room

Modern open plan kitchen/dining room

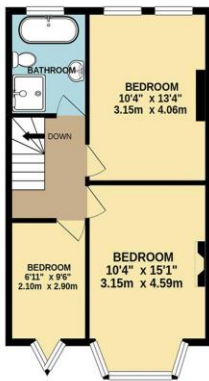
Well designed utility room

Landscaped garden with a pizza oven

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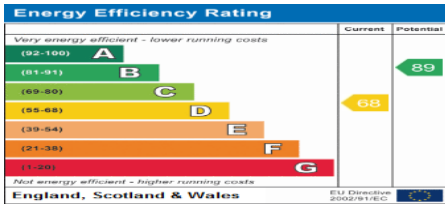


TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Merge 6/2021.

Tenure:

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



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.