

Park View, New Malden, KT3

Monthly Rental Of £3,250 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



#### Summary:

The property benefits from a light and airy entrance hallway with understair storage, a spacious reception room with bay window and a beautiful period fireplace. To the rear there is a stunning open plan kitchen/diner/family room which has been designed to exceptional standards and offers itself as the main feature room of the property, allowing direct access to the rear garden. This room also benefits from underfloor heating, an instant boiling water tap, two Neff ovens and warming drawer. Also on the ground floor is a separate utility room, complete with appliances, and the guest bedroom with ensuite, all with underfloor heating. To the first floor are two beautiful double and in addition on this floor, there is a further bedroom/ study and a modern family bathroom with underfloor heating. To the second floor is the master suite complete with a walk-in dresser together with a separate ensuite with underfloor heating.

**Five bedrooms**

**3 bathrooms**

**Renovated throughout to exacting standards**

**Highly desirable location**

**Modern open plan kitchen/family room**

**Separate utility room**

# Park View, New Malden, KT3

Monthly Rental Of £3,250 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 sq.m.) approx.

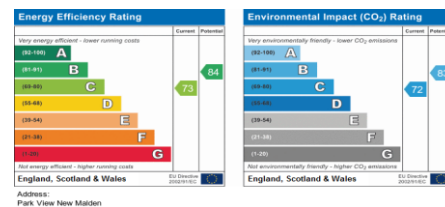
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metropix ©2020

Tenure: Freehold

Council Tax: F

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.