

Burnham Street, Kingston, KT2

Monthly Rental Of £1,200 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are proud to present to the market this one bedroom apartment which has recently been renovated to exacting standards throughout. Property comprises; spacious entrance hallway, reception room with large window and high specification kitchen with induction hob and washing/drying machine. There is also a double bedroom with window to reception room allowing natural daylight to flood in and a modern bathroom with stand in shower. The hot water tank is positioned in a large walk in cupboard and there is additional storage in the hallway. The property further benefits from double glazing and electricity supply only. The property is approximately 0.2 miles from Norbiton mainline railway station which provides direct links into London Waterloo within 30 minutes. Kingston town centre is a 10 minute walk giving access to arguably some of the best shopping facilities outside Central London. This property is offered unfurnished and is available from mid January 2017. Tenant administration fee of £200 plus VAT and tenant reference fee of £50 plus VAT per person.

**One bedroom apartment**

**New kitchen and bathroom**

**Recently renovated to exacting standards**

**Available ASAP**

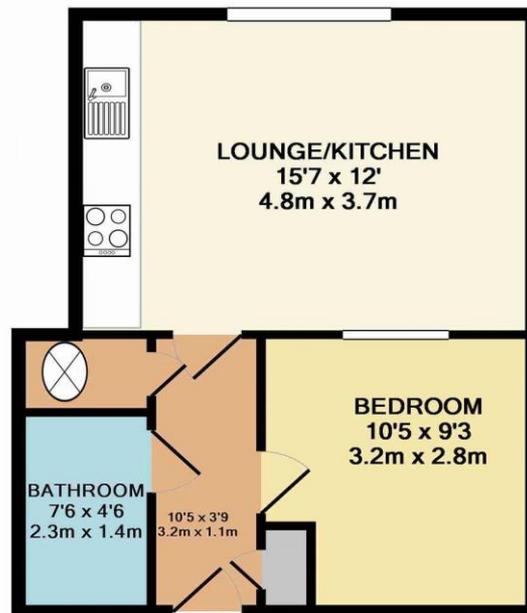
**Approx. three minute walk from Norbiton train station**

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TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-58) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	62 62	65 65	
<p>England &amp; Wales EU Directive 2002/91/EC</p> <p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.</p>	

Tenure: Leasehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames

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.