

# Green Lane, Worcester Park, KT4

Monthly Rental Of £1,550 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate are delighted to offer to the market this well presented two bedroom flat in the ever popular Hamptons development. The property comprises; hallway leading to large open plan reception/kitchen with integrated appliances. Leading on from the hallway there are a further two large double bedrooms with the master bedroom benefiting from an ensuite. There is also a further separate bathroom and plenty of built in storage space. This property comes with allocated parking. For the commuter, the A3 is a mere 5 minute drive away providing direct links to central London and Worcester Park station is a 12 minute walk away and offers a convenient route to Waterloo in only 25 minutes. There is the added bonus of having the M25 just a 20 min drive away, which opens the door to travel throughout the UK.

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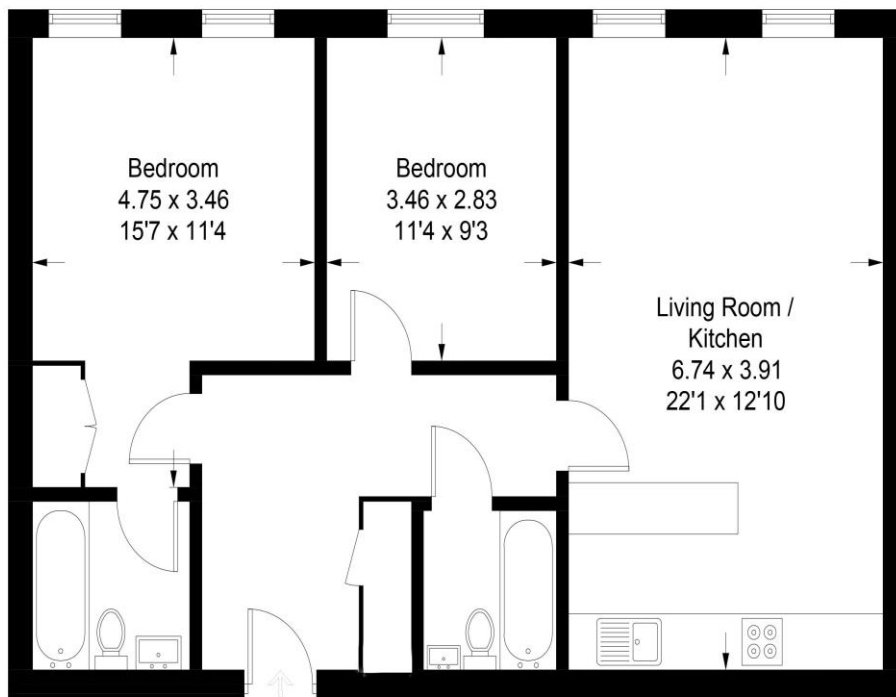
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## Albany Hall, KT4

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



First Floor

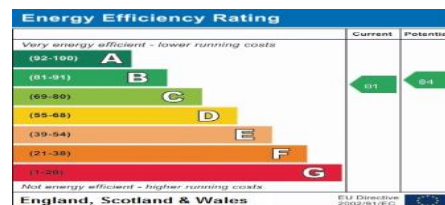
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID835075)

Tenure: Leasehold

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: B



### 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.