

# Belmont Avenue, New Malden

## Monthly Rental Of £2,000

3 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



### Summary:

Ivy Gate are pleased to present to market this newly refurbished three bedroom semi detached house. The property comprises a spacious front reception, modern downstairs WC and a fantastic newly fitted open plan kitchen/dining area with direct access to the garden. Moving to the first floor there are two good size double bedrooms, a further single bedroom and a newly fitted bathroom. The property has just completed a full refurbishment throughout, and is offered in a fantastic condition. Additional benefits include a driveway, double glazing and gas central heating. Belmont Avenue is a quiet residential road conveniently located, being in close proximity to Motspur Park Train Station (Zone 4) and New Malden High Street. Kingston town centre is also close by, which arguably offers some of the best shopping and leisure facilities outside of central London, with a host of restaurants, boutiques, cinema and theatre complexes.

**Three bedroom House**

**Fully Renovated**

**Great Location**

**Off Street Parking**

**Private Garden with Side Entrance**

**Unfurnished**

# Belmont Avenue, New Malden

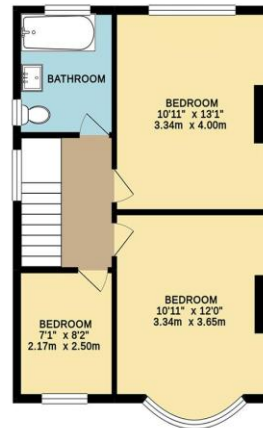
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GROUND FLOOR 467 sq. ft. (43.4 sq. m.)

1ST FLOOR 467 sq. ft. (43.4 sq. m.)



TOTAL FLOOR AREA: 934 sq. ft. (86.8 sq. m.) approx.

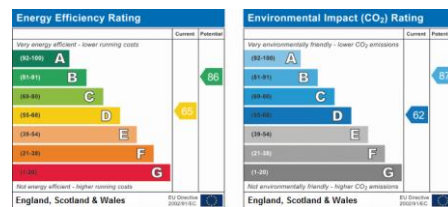
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs, and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 Metropack 02029

Tenure:

Council Tax: D

Local Authority:

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.