

3 Dukes Avenue, New Malden, KT3

Monthly Rental Of £1,250

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market this newly renovated one bedroom apartment located in the heart of New Malden. The property is accessed via Dukes Avenue with a communal hallway which is shared with one other apartment. The property comprises; entrance hallway, spacious reception room and separate modern fully fitted kitchen. There is also a generous double bedroom and a modern fully tiled bathroom with shower over bath. The property further benefits from gas central heating, double glazing throughout, hard wood floors in the living areas whilst both bedrooms are carpeted. For the commuter, the A3 is a mere 2 minute drive away providing direct links to Central London. New Malden station, which is less than a 5 minute walk offers a convenient route to Waterloo in only 22 minutes. There is the added bonus of having the M25 just a 15 min drive away, which opens the door to travel throughout the UK. The property is within the catchment area of some of the excellent schools that New Malden and the surrounding areas have to offer as well as boasting impressive array of services nearby and plenty of shops on the high street for all your home grocery shopping.

Double bedroom

Gas central heating

Direct links to Central London

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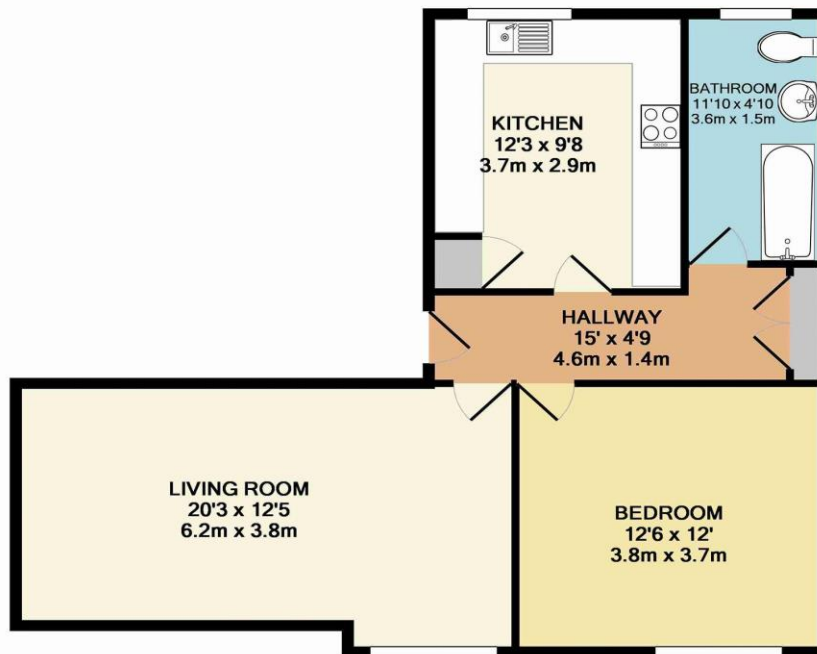
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Double bedroom

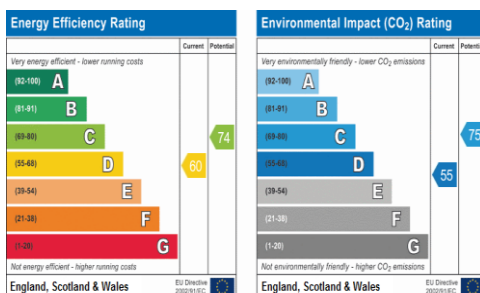
Gas central heating

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TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 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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Tenure:

Council Tax:

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.