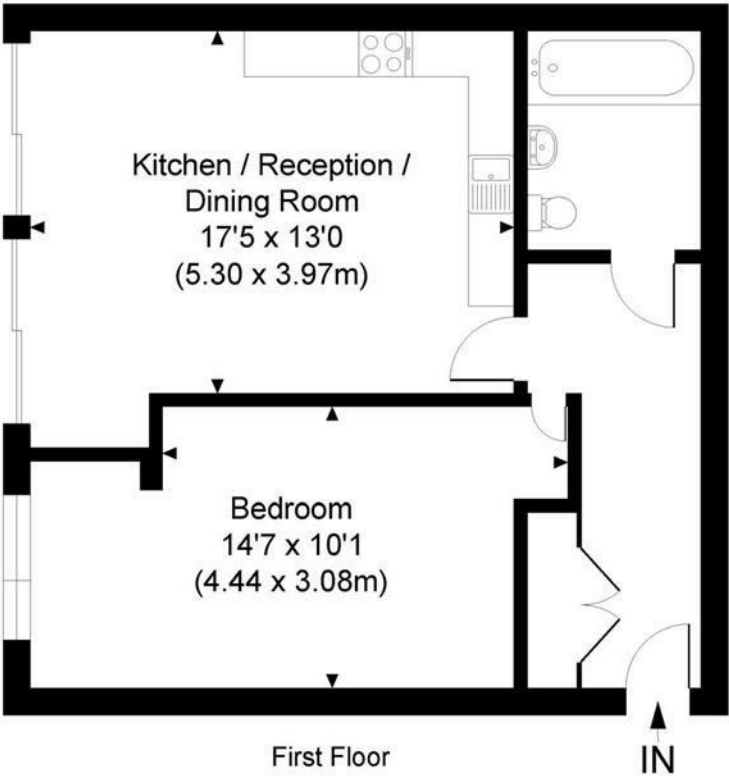


Coombe Road, New Malden, KT3 4BE

TO RENT £1,750 PCM



SLOAN COURT
Gross Internal Area 570 sq. ft / 52.92 sq. m
CH = Ceiling Heights
For identification purposes only.
The Position and size of doors, windows, appliances
Bedroom and other features are approximate only.
For illustrative purposes only - not to scale

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



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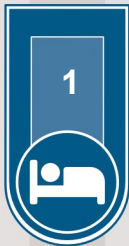


THE LOCATION

The apartment is very well located on Coombe Road conveniently close to New Malden High Street, which offers an excellent range of boutique shops, bars and restaurants. Richmond Park and Wimbledon common are also close to hand.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'Outstanding' schools in both the state and private sectors, including Coombe Hill Junior School and Coombe Girls School. Golf lovers will find this home very appealing with Malden Golf Club only 100 metres away.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London.



THE PROPERTY

A beautifully presented 1 bedroom first floor flat with a Juliette balcony located moments from New Malden Mainline Train Station (Zone 4) to London Waterloo and the amenities of New Malden High Street. The property comprises of a large open plan living space, modern kitchen area with built in Bosch appliances including a dishwasher, master bedroom with Built in wardrobe's, large storage cupboard in hallway and the family bathroom with three piece suite. Further benefits include underfloor gas heating, door entry system, the property is furnished and is available 10th October. Council Tax Band- C Kingston Upon Thames.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.