



#### Summary:

The ground floor opens with a welcoming entrance hall, leading through to a bright front reception room with an attractive bay window. To the rear, a second reception room enjoys direct access to the garden, making it ideal for family living and entertaining. The recently installed modern kitchen is fully fitted with integrated appliances and ample storage, complemented by a stylish ground-floor shower room and a useful utility room. Upstairs, the first floor provides four well-proportioned bedrooms, including a bedroom with new en-suite, alongside a newly fitted family bathroom, finished to a clean, contemporary standard. Externally, the property benefits from a generous rear garden with patio area, perfect for outdoor dining, along with off-street parking to the front.

**Four well-proportioned bedrooms**

**Two reception rooms**

**Newly fitted kitchen with integrated appliances**

**Ground-floor shower room plus family bathroom and en-suite**

**Utility room**

# Rosebery Avenue, New Malden KT3

## Monthly Rental Of £4,500

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



### ROSEBERY AVENUE KT3

APPROX. GROSS INTERNAL FLOOR AREA 1672 SQ FT / 155.36 SQ METRES

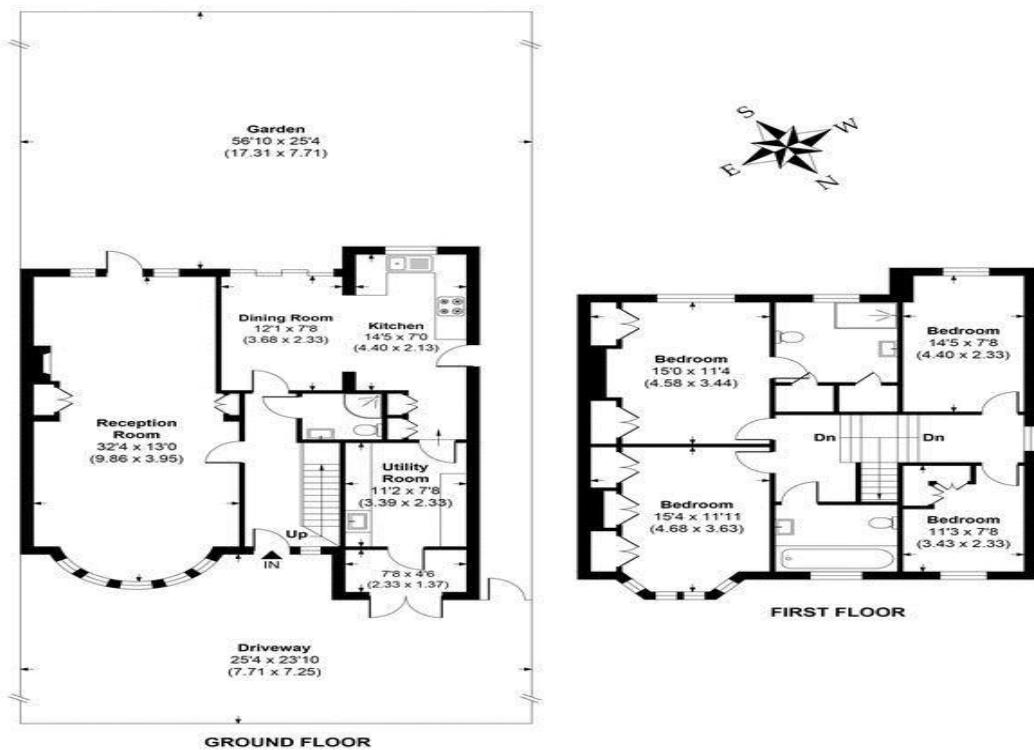


Illustration for identification purposes only, measurements are approximate.

Tenure:

Council Tax: G

Local Authority: Kingston upon Thames

EPC Rating: C

| Energy Efficiency Rating                             |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92+) |  | A                       | 79        |
| (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 |           |
| www.EPC4U.COM  |  |                         |           |

#### 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.