

# 11 Claremont Gardens, Surbiton

Monthly Rental Of £2,000

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Set within an impressive detached Victorian residence, this beautifully presented ground floor conversion offers generous accommodation arranged over two floors. The property has recently been redecorated, with new flooring laid to the staircase, hallway and both bedrooms, creating a fresh and stylish finish throughout. The welcoming reception room boasts high ceilings, a striking bay window overlooking the garden, attractive period features and a feature fireplace, providing a wonderful space for both relaxing and entertaining. The reception room flows through to a spacious separate kitchen/diner with slate flooring and a fully integrated kitchen, comprising a fridge/freezer, dishwasher, washing machine, large oven, five-ring hob and extractor fan. The kitchen also enjoys views over the garden. Stairs lead down to the lower ground floor, where a hallway serves two well-proportioned bedrooms, separated by a modern bathroom. The principal bedroom benefits from fitted wardrobes, while the second bedroom includes a built-in cupboard.

**Two bedroom Duplex Apartment**

**Fantastic Location**

**Rich with High Ceilings and Period Features**

**Modern Kitchen and Bathroom**

**Offered Unfurnished**

**On-Street Parking**

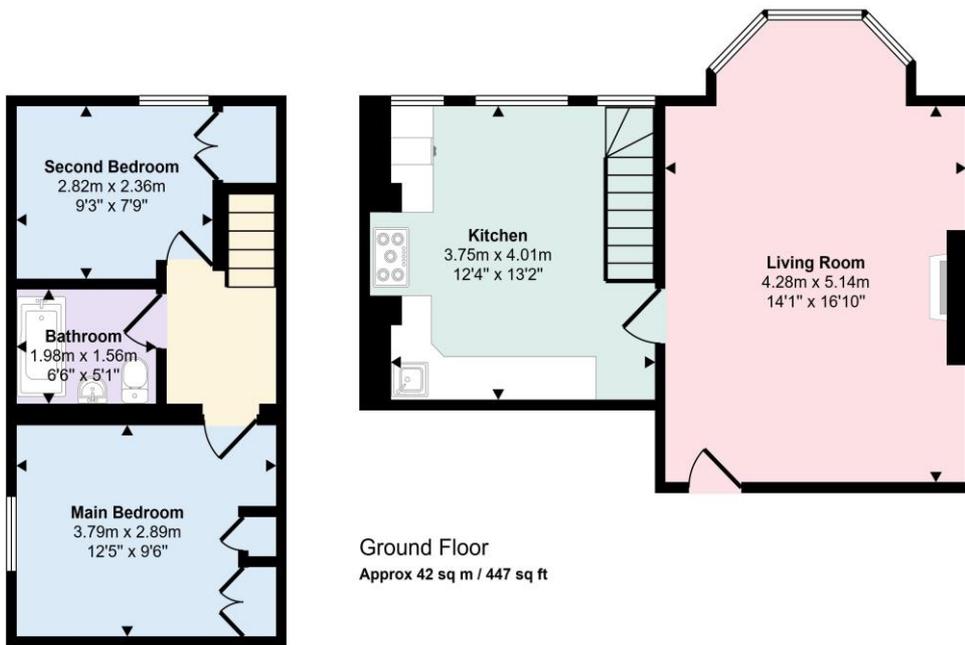
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Approx Gross Internal Area  
68 sq m / 737 sq ft

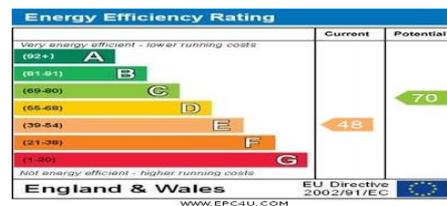


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



### 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.