

The Mount, New Malden, KT3

Monthly Rental Of £4,800 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

The property benefits from a light and airy entrance hallway with understairs storage, a spacious reception room with bay window and a beautiful period fireplace. To the rear there is an additional reception room that opens up to a stunning open plan kitchen/diner/family room which has been designed to exceptional standards and offers itself as the main feature room of the property, allowing direct access to the rear garden.. Also on the ground floor is a separate utility room, complete with appliances. To the first floor are two beautiful double bedrooms with storage, one benefitting from a bay window. In addition on this floor, there is a further bedroom/ study and a modern family bathroom. To the second floor is the main suite which has been cleverly designed allowing for built in storage and a separate ensuite. The rear garden offers space for entertaining with a spacious decked area as well as lawn with mature borders.

4 Bedrooms

Stunning Kitchen/Diner

3 Bathrooms

Cloakroom

Utility Room

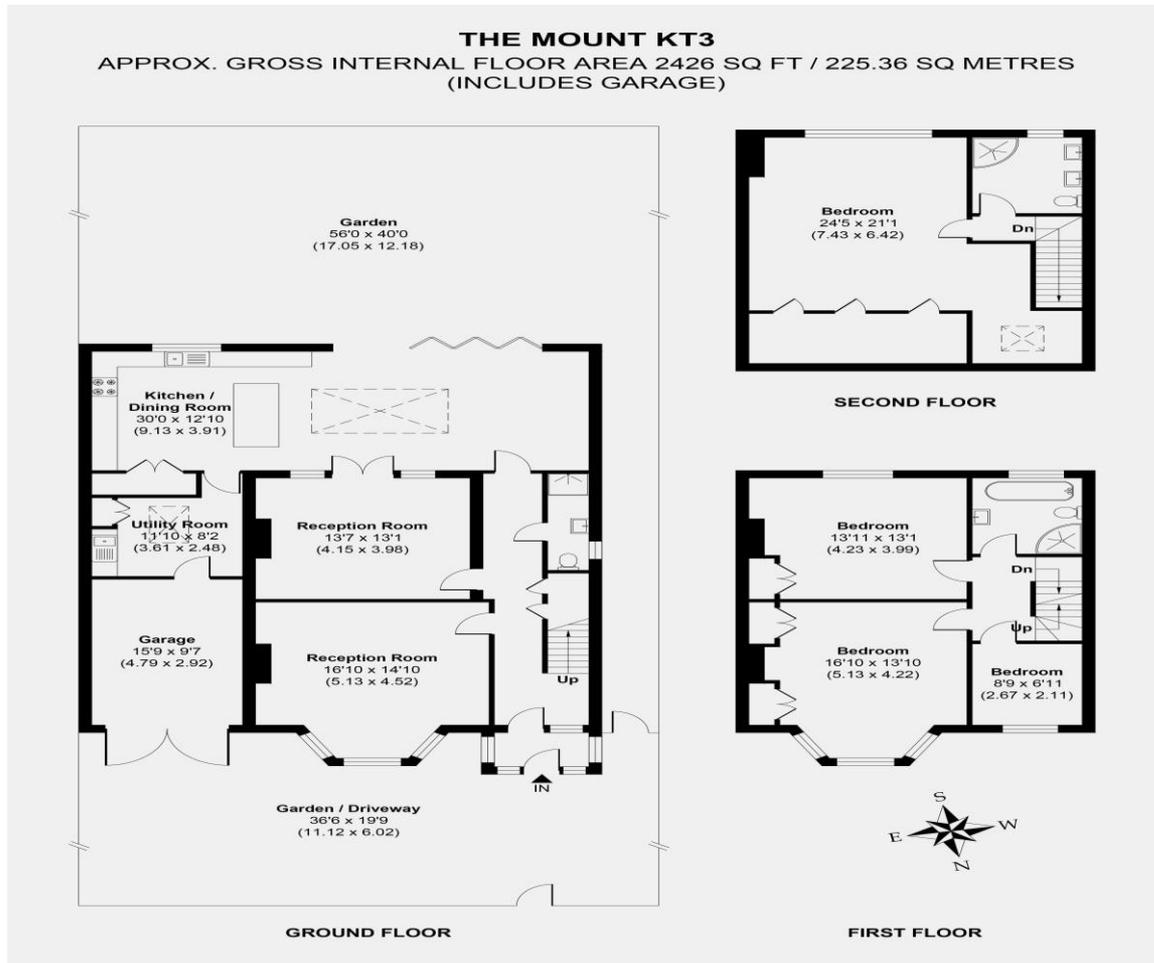
Garage

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Tenure: Freehold

Council Tax: F

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.