



Summary:

Ivy Gate are proud to present this generously appointed two double bedroom flat in the much sought after residential block, Norbiton Hall, located in the heart of Kingston. Dating back to the 30's, Norbiton Hall is a lovely development set just off Birkenhead Avenue and London Road with beautifully maintained communal gardens. The property comprises; large entrance hallway, modern bathroom suite, spacious main bedroom, second good size double bedroom, newly fitted kitchen and a large reception room. The property further benefits from double glazing, ample storage throughout and parking. Norbiton Hall is ideally located being a short stroll to both Kingston and Norbiton stations, and to Kingston town centre offering a wonderful array of bars and restaurants and possibly some of the best shopping facilities outside of Central London. The property is offered unfurnished

Two Double Bedroom First Floor Apartment

Central Kingston Location

Newly Fitted Kitchen & Bathroom

Immaculate Condition Throughout

Off-Street Parking

Unfurnished

Birkenhead Avenue, Kingston Upon Thames

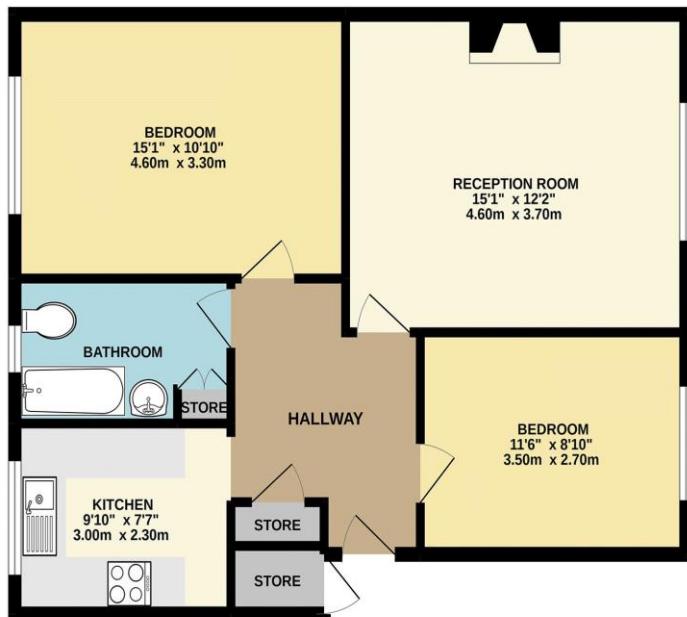
Monthly Rental Of £1,950

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



662 sq.ft. (61.5 sq.m.) approx.

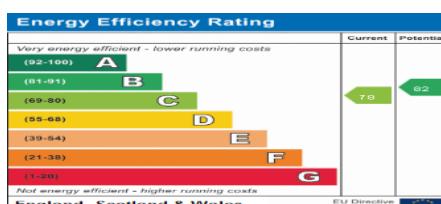


TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or otherwise can be given.
 Made with Autocad 2002

Tenure:

Council Tax: C

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.