

Westbury Road, New Malden KT3

Monthly Rental Of £1,900

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are delighted to offer to the market this spacious two bedroom two bathroom apartment situated on the ground floor of this modern and desirable block, which uniquely boasts its own direct access front door. In addition, the property is positioned to benefit from direct access and views to the communal rear gardens, whilst a private use patio area is positioned direct from your living/sitting room. Westbury Road is located less than 0.5 miles from New Malden High Street with its wide range of shops, bars, restaurants, and coffee houses including Waitrose, Nandos, Cafe Nero and Costa Coffee, as well as boasting its own mainline train station offering direct links to Central London. A number of well regarded state, private and Grammar schools are also located closeby along with a number of convenient bus services. Internal accommodation comprises an entrance hallway leading through to a 23ft sitting/dining room with sliding patio style doors opening on to your patio area and the communal gardens, a separate fitted kitchen with window to the side, two genuine double bedrooms each offering built-in wardrobes, and a main family bathroom/W.C. In addition, the main double bedroom boasts its own en-suite bathroom/W.C. Allocated off street parking is offered for one car.

**Ground Floor Apartment**

**Two Double Bedrooms**

**Allocated Off Street Parking**

**Two Bath/Shower Rooms/W.C**

**Access To Private Terrace Area**

**Own Private Front Door**

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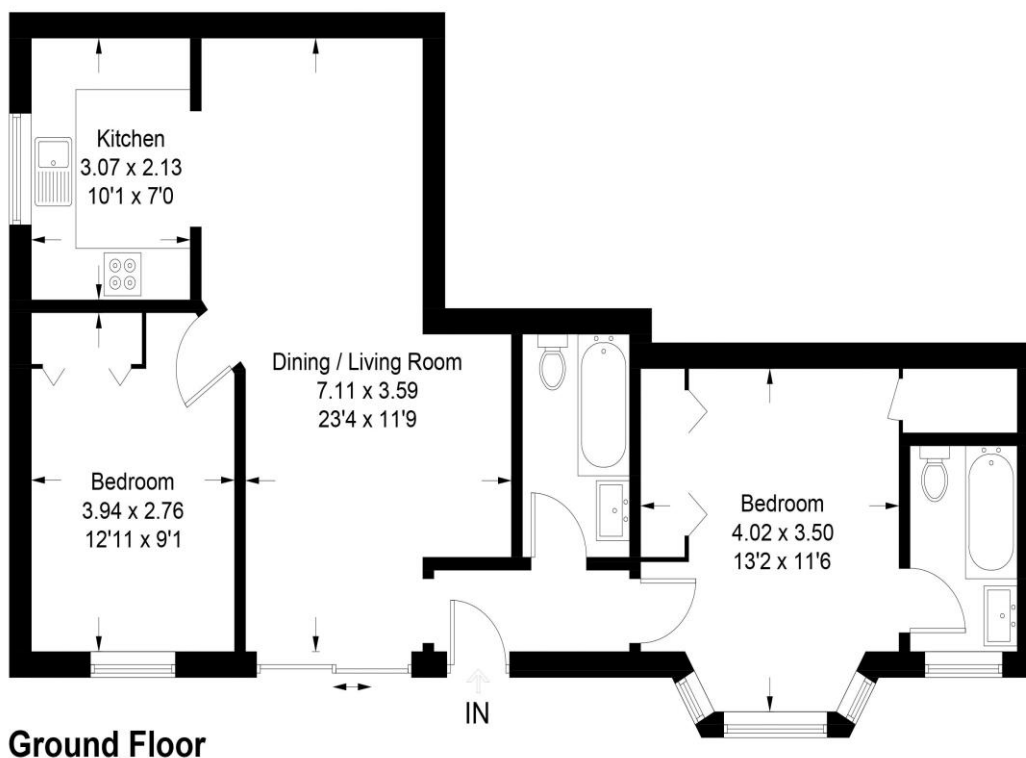
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### Westbury Road, KT3

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1085488)

Tenure:

Council Tax: C

Local Authority:

EPC Rating: C

#### 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.