

53-59 High Street, New Malden KT3 4BU

Monthly Rental Of £1,650

1 Bedrooms | 1 Bathrooms | 0 Reception

IVY GATE™



#### Summary:

Ivy Gate are pleased to present this brand-new studio apartment situated on the 1st floor. Located within easy walking distance of New Malden mainline railway station, which boasts fantastic connections into London Waterloo. New Malden town centre offers an array of friendly bars, cafes, restaurants, and supermarkets. The comprises: A fitted kitchen area will all appliances, underfloor heating throughout, luxury bathrooms suite. For the commuter, the A3 is a mere 2-minute drive away providing direct links to central London. There is the added bonus of having the M25 just a 15-minute drive away, which opens the door to travel throughout the UK, while both Heathrow and Gatwick airports are only 35 minutes' drive from the property. The property is within the catchment area of some excellent schools that New Malden, Kingston and the surrounding areas have to offer as well as boasting impressive medical services nearby. Available Now

**New Studio Apartment**

**Underfloor Heating**

**Unfurnished**

**Brand New Kitchen & Bathroom**

**Lift Access**

**Mains Gas And Electric, Council Tax:**

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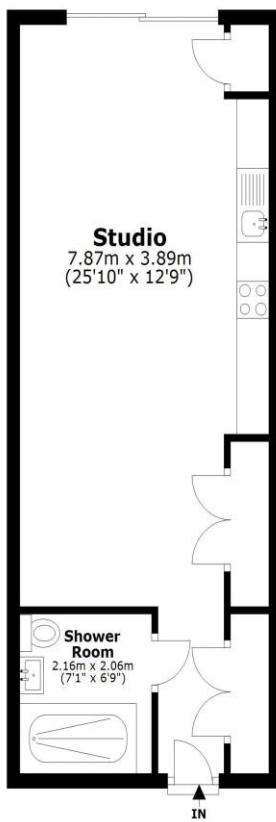
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### First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 39.4 sq. metres (424.2 sq. feet)

Tenure:

Council Tax:

Local Authority:

EPC Rating:

#### 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.