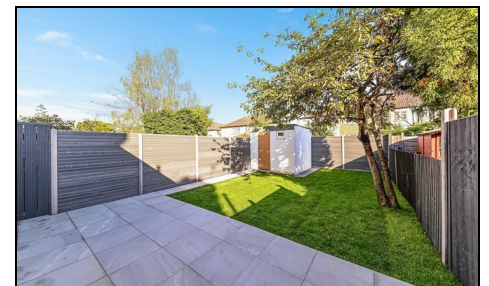


Belmont Avenue Motspur Park, New Malden, KT3 6QD

£3,500 PCM



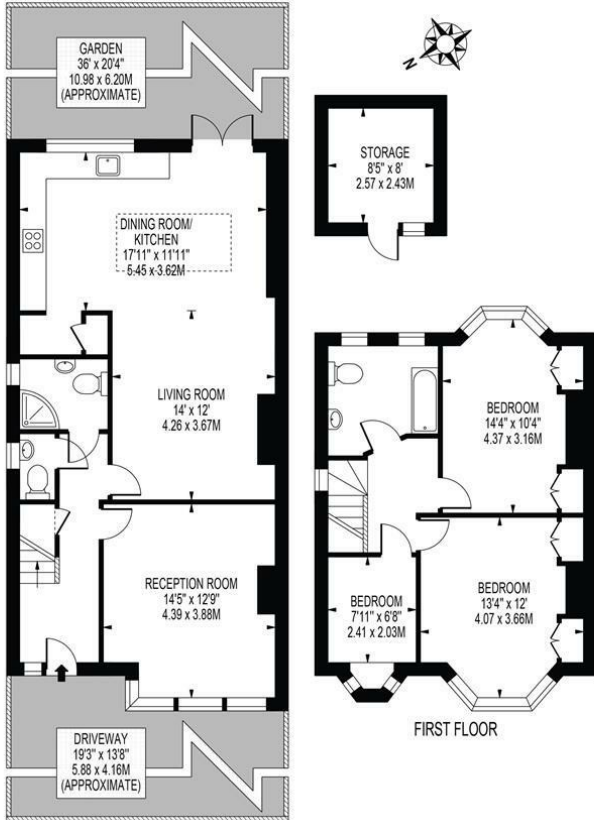
FANTASTIC RECENTLY REFURBISHED THREE/FOUR BEDROOM, TWO BATHROOM end of terrace house with OFF STREET PARKING. Located on a quiet and desirable residential road only 0.3 miles from Motspur Park Station (National Rail) and gives easy access onto the A3 providing excellent links into the city center and out of London. This property boasts a modern clean feel throughout and consists of an open plan kitchen/reception room, front reception which could be used as a fourth bedroom, ground floor shower room and additional WC. To the first floor is a modern family bathroom, two large double bedrooms and one single. Generous easy to maintain garden. Council Tax band D, EPC band D

BELMONT AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1223 SQ FT - 113.62 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 67 SQ FT - 6.24 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Recently Refurbished 1930's House
- Three Double Bedrooms and One Single
- Two Bathrooms plus extra W.C
- Off-Street Parking
- Well Kept Private Garden
- First months advance rent
- Five weeks security deposit
- Holding deposit = one weeks rent
- Council Tax - D
- EPC Rating - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

