

## Burlington Road New Malden KT3



- **Studio Flat**
- **Close Proximity to High Street**
  - **Inclusive of some Bills**
- **Walking Distance of New Malden Station**

**Price £1,150 pcm**

A well-presented first floor studio flat with an open plan kitchen which has been redecorated and new flooring throughout. The property is located within a short walk of both the High Street and Station as well as several bus stops and the A3, giving easy links into and out of London. The rent is inclusive of water, gas and broadband bills and the property is available now and unfurnished. EPC rating C. Council Tax Band A. Security Deposit £1.326 based upon an asking price offer.



TOTAL APPROX. FLOOR AREA 225 SQ.FT. (20.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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