

Claremont Avenue New Malden KT3



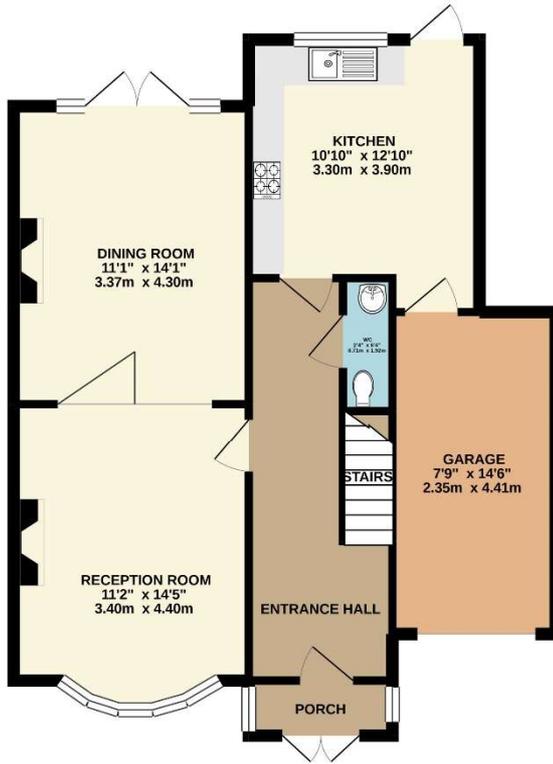
- **Three Bedrooms**
- **Two Reception Rooms**
- **Off-Street Parking**
- **Downstairs WC**
- **Garage**

Price £2,100 pcm

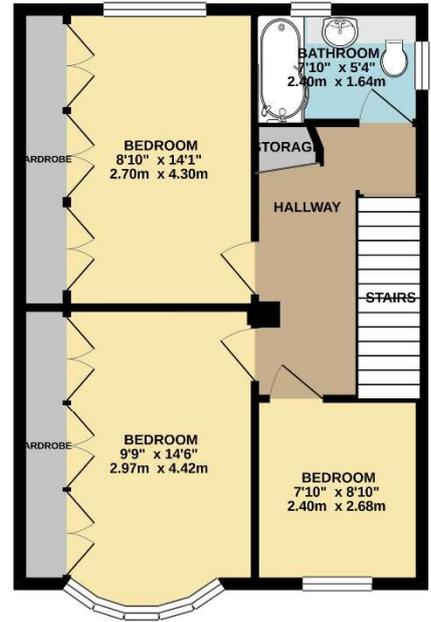
A lovely three bedroom property located within close proximity to Motspur Park train station and other local amenities. The property offers excellent accommodation over two floors. There are two separate reception rooms and a good size kitchen breakfast room with direct access onto the well maintained garden. Upstairs there are two double bedrooms with built in wardrobes and a good size single. There is a garage and off-street parking for at least two cars. The property is offered unfurnished and is available beginning of May. EPC rating E. Council Tax Band E. Security Deposit based upon an asking price offer £2,423.



GROUND FLOOR
702 sq. ft. (65.2 sq. m.) approx.



1ST FLOOR
523 sq. ft. (48.6 sq. m.) approx.



TOTAL FLOOR AREA: 1225 sq. ft. (113.8 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 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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