

Claremont Avenue New Malden KT3



- **Two Bedrooms. Two Bathrooms**
- **Ground Floor Flat**
- **Reception/Living Room**
- Private Rear Garden
- Summer House/Office
- **Close to Motspur Park Station**

Price £1,950 pcm

A wonderful ground floor flat in lovely condition throughout. The property has two bedrooms, both with en suite bath/shower rooms, a kitchen/living room, a utility cupboard and there is the added benefit of a good size, private rear garden with side access and a summer house/office at the rear. Claremont Avenue is ideally located for many of the local amenities, including Motspur Park station and both New Malden and Raynes Park are close by. The property can be unfurnished or part-furnished and is available now. Security deposit £2,250 (based on the asking price). Council tax band C. EPC rating D.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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