

To Let ·

# Burlington Road

## New Malden, KT3

A stunning ONE BEDROOM apartment set in the NEW, MODERN DEVELOPMENT close to great transport links and amenities.

**£1,900** PCM

1 Bedroom

667 sqft (62 sqm)

EPC B

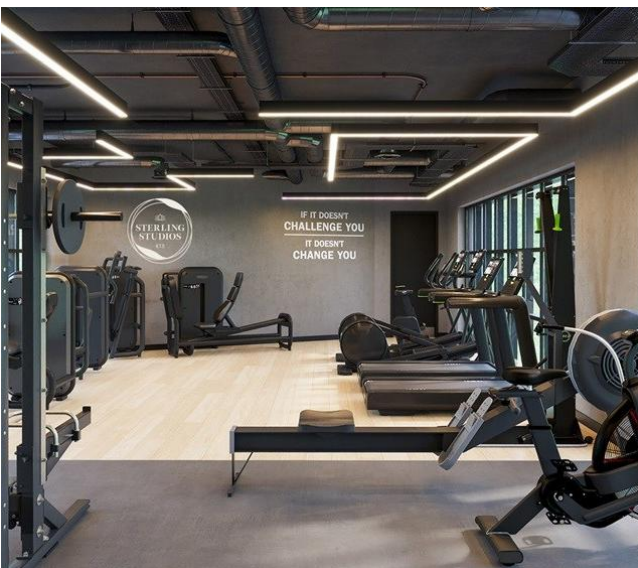
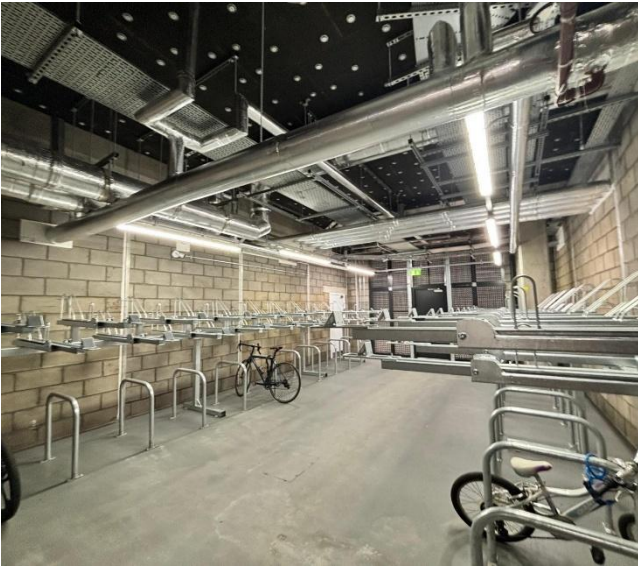
Unfurnished



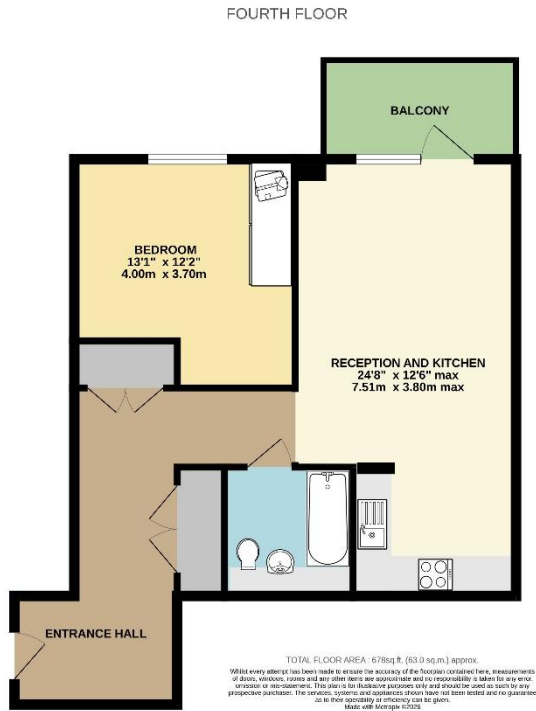
### Key features

- ◆ Double Bedroom with fitted wardrobes
- ◆ 10-minute walk to Mottisfont Park- waterloo in 24 mins, Wimbledon 7, Clapham Junction 15
- ◆ Tesco Extra a 2-minute walk; New Malden High
- ◆ Exceptionally large 24' 8" open-plan reception & kitchen
- ◆ Private balcony overlooking landscaped communal gardens
- ◆ Brand-new kitchen with integrated high-end appliances
- ◆ Residents` gym & yoga studio on site
- ◆ Modern bathroom; utility cupboard with washer/dryer & air-filtration
- ◆ Video intercom & high security throughout
- ◆ EPC Rating B





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## Apartment

Finished to an exceptionally high standard with upgraded features throughout, a larger than average one bedroom apartment with the added benefit of a large, private balcony. The property is located in the brand new Sterling Place development, within easy reach of Raynes Park, New Malden and excellent transport facilities. The accommodation comprises a large entrance hallway with an excellent storage cupboard alongside the utility cupboard, which houses the air filtration system as well as a fitted washer/dryer and there is a spacious bedroom with a fitted wardrobes, a modern bathroom and the stand-out 24' 8" open-plan kitchen living area which is fitted with intergrated high end appliances which open onto the private balcony overlooking the landscaped communal gardens. The development itself has excellent security features alongside video intercom and includes full access to a private on site gym and yoga studio alongside . Viewings are highly recommended. Security deposit £2,192 , Council Tax TBC, EPC B

<b>Rent</b>	£1,900 pcm
<b>Security deposit</b>	£2,192.00 (5 weeks' rent)
<b>Available from</b>	Now
<b>Furnishing</b>	Unfurnished
<b>EPC rating</b>	B
<b>Council tax</b>	TBC · London Borough of Merton

**Arrange a viewing**

Viewings are by appointment – early enquiry advised

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