



- Semi-Detached
- 3 Bedrooms & 1 Bathroom
- Unfurnished
- Available from Now.

## Lawrence Avenue, New Malden

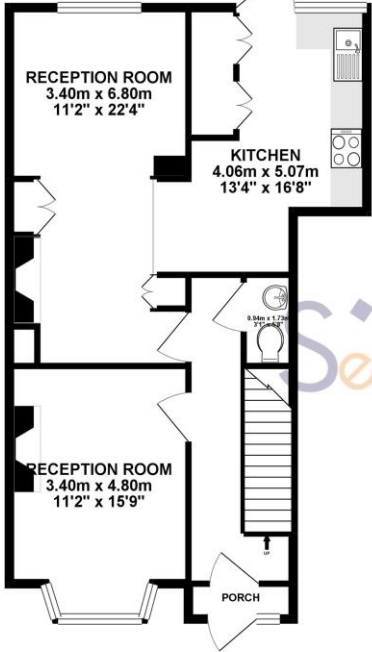
**Price £2,000 pcm**

[LONG-LET] Includes 3 modern bedrooms, a well-ventilated kitchen with built-in furniture, an attractive living space with big storages, a re-fitted bathroom and a private garden. Easy access to A3 road and close to Malden Manor Station.

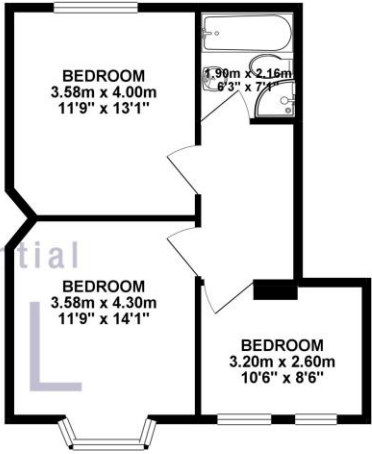




GROUND FLOOR 59.91 sq. m.  
( 644.87 sq. ft. )



1ST FLOOR 35.71 sq. m.  
( 384.38 sq. ft. )



TOTAL FLOOR AREA : 95.62 sq. m. ( 1029.25 sq. ft. ) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers / tenants are advised to recheck the measurements.