



**The Avenue, Worcester Park, Surrey, KT4 7LD**  
**£1,450 Per month**

# The Avenue, Worcester Park, Surrey, KT4 7LD

- Gated development
- Two double bedrooms
  - Modern kitchen
  - Stylish bathroom
- Garage with allocated parking
  - Communal gardens
  - excellent transport links

A Stunning first floor purpose built Two bedroom apartment located just off The Avenue. This huge apartment is set within the prestigious gated Orchard Court Development this apartment has been meticulously cared for by the existing owner. Allocated parking, Offering two double bedrooms, a spacious reception room and a stylish modern kitchen this property is perfect for commuters, investors or a family. Worcester Park station is located extremely close to the property with excellent transport links to Wimbledon, Sutton, Kingston and London Heathrow Airport. Furthermore, the property is well located for a number of highly regarded local schools including Malden Parochial C of E Primary.





## Location

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

## Important note to purchasers:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



This plan is for illustrative purposes only. Plan not to scale.



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE  
T: 0208 004 0474  
E: [info@kbridge.co.uk](mailto:info@kbridge.co.uk)  
[www.kbridge.co.uk](http://www.kbridge.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

