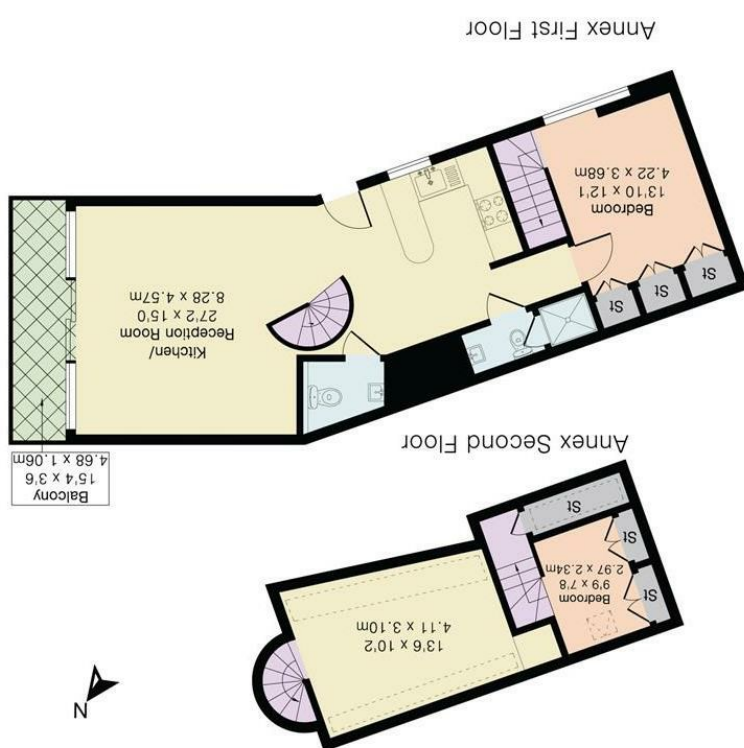




Approximate Gross Internal Area 848 sq ft - 78 sq m
Annex First Floor Area 606 sq ft - 56 sq m
Annex Second Floor Area 242 sq ft - 22 sq m

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

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- Duplex 1 Double Bedroom Annexe
- Own First Floor Entrance Above Garage
- Lovely Open Plan Living Room & Kitchen With Balcony
- Fitted Wardrobes
- Quirky Spiral Staircase To Mezzanine Floor
- Modern Shower Room & Separate Toilet
- Ample Living Space Throughout
- Unfurnished
- * £450 Extra Per Month For Bills EXCEPT Broadband
- EPC Rating - C



£1,750 Per Month

Linkside,
New Malden,
Surrey,
KT3 4LB



Description:

Gibson Lane present to the market this lovely spacious duplex annexe located very close to New Malden station & high street. The property has its own entrance located on the first floor, upon entering you step into the lovely open-plan kitchen/living room which benefits from its own balcony. The double bedroom is located at the back of the property which benefits from fitted wardrobes and access to another room above which is ideal as a dressing room. The spiral staircase provides access to one of the additional spaces within this property along with another space accessed upstairs through the double bedroom.

*Bills are an additional £450 per month on top of the rent but this does not include broadband which is the tenants responsibility.

Location:

Linkside is situated in this sought after quiet residential location just a short walk from New Malden high street with its extensive range of shops, boutiques, restaurants and bars. Both New Malden and Norbiton Stations giving direct access into Waterloo are within a miles distance and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include, Coombe Hill, Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools.

Furnishing: Unfurnished
Local Authority:
Council Tax Band:
Available Date:
Deposit: £2,019
Tenancy Term: Long Term

