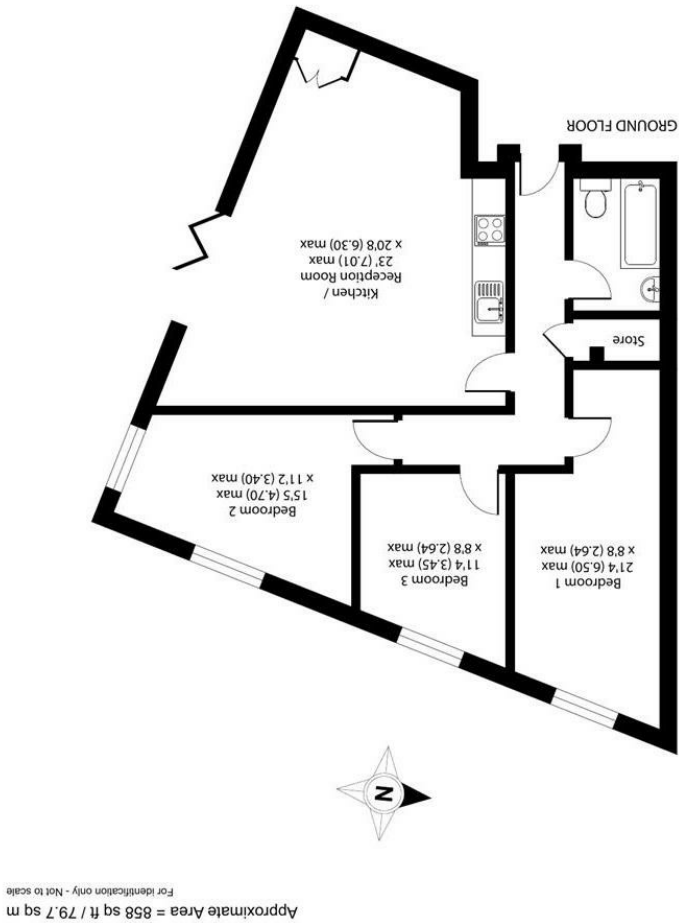


| Energy Efficiency Rating                  |                                           |
|-------------------------------------------|-------------------------------------------|
| EU Energy Rating                          | Energy Efficiency Class                   |
| A                                         | 92-100                                    |
| B                                         | 81-91                                     |
| C                                         | 69-80                                     |
| D                                         | 55-68                                     |
| E                                         | 49-54                                     |
| F                                         | 39-48                                     |
| G                                         | 34-38                                     |
| H                                         | 29-33                                     |
| I                                         | 21-28                                     |
| J                                         | 13-20                                     |
| K                                         | 1-12                                      |
| Minimum Energy Efficiency Standard (MEES) | Minimum Energy Efficiency Standard (MEES) |
| Minimum Energy Efficiency Standard (MEES) | Minimum Energy Efficiency Standard (MEES) |
| Minimum Energy Efficiency Standard (MEES) | Minimum Energy Efficiency Standard (MEES) |

| Environmental Impact (CO <sub>2</sub> ) Rating |                                              |
|------------------------------------------------|----------------------------------------------|
| EU Energy Rating                               | Environmental Impact Class                   |
| A                                              | 1-10                                         |
| B                                              | 11-20                                        |
| C                                              | 21-30                                        |
| D                                              | 31-40                                        |
| E                                              | 41-50                                        |
| F                                              | 51-60                                        |
| G                                              | 61-70                                        |
| H                                              | 71-80                                        |
| I                                              | 81-90                                        |
| J                                              | 91-100                                       |
| Minimum Environmental Impact Standard (MEIS)   | Minimum Environmental Impact Standard (MEIS) |
| Minimum Environmental Impact Standard (MEIS)   | Minimum Environmental Impact Standard (MEIS) |
| Minimum Environmental Impact Standard (MEIS)   | Minimum Environmental Impact Standard (MEIS) |

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © RICS 2025.  
Produced for Gibson Lane, REF: 126482



gibson lane

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Surrey  
KT2 5ED  
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Tel: 020 8546 5444



Manor Drive North,  
Malden Manor, Surrey, KT3 5PN



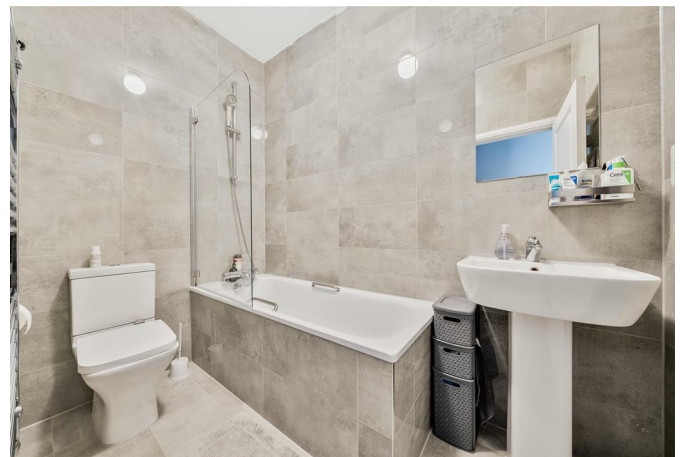


- Ground Floor Modern Apartment
- Lovely Open-Plan Kitchen/Diner
- 3 Double Bedrooms
- Modern Tiled Bathroom With Bath & Shower
- Un-Allocated Parking
- Close To Local Schools
- Excellent Location
- Very Close To Malden Manor Station
- EPC Rating - B
- Council Tax Band - B



£2,250 Per Calendar Month

Manor Drive North,  
Malden Manor,  
Surrey,  
KT3 5PN



## Description:

Gibson Lane present to the market this spacious three bedroom ground floor modern apartment in a very convenient location close to local shops & Malden Manor Train Station. The property provides a modern fully fitted open-plan kitchen/reception room, three good size double bedrooms and a tiled bathroom with bath & shower. Positioned in a fantastic spot with all amenities on your door step along with Malden Manor train station connection to Waterloo. The property also benefits from un-allocated parking with limited spaces.

## Location:

Malden Manor is a very popular location with easy access in Waterloo, the property is surrounded by greenery areas and great local schools. Worcester Park High Street with its array of shops, restaurants and bars is a short distance away. The A3 with routes to central London and the M25 can be easily accessed from this location by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include; The Mead infant School, Cuddington, Auriol, Malden Parochial, Epsom and Ewell, Richard Challoner and Ewell Castle. The area has an extensive range of leisure facilities including golf courses, tennis clubs and private & public health clubs, to include the popular River Club located very near by in Old Malden.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** B  
**Available Date:** 17th October 2026  
**Deposit:** £2,596  
**Tenancy Term:** Long Term