



## 28/32 Grafton Road, New Malden. KT3 3AA

Monthly Rental Of £1,150

2 mins to New Malden station

Parking

Entry phone system

Gas Central Heating

Close to Amenities

Attic Features

22 mins into Waterloo

Modern Kitchen & Bathroom

Immaculate Condition



Well proportioned and situated on the top floor of this purpose built block, this property offers something different to the usual 1 bedroom flats out there to rent. With sloping ceilings and whitewashed rooms, this truly is a cracking little find.

Transport links and fast access to them are all important these days and this flat couldn't be any better positioned for your needs. Buses, Trains or even quick access to the A3 are all available within moments of stepping out of the front door. New Malden High Street offers up all the amenities you would require and if that isn't enough Kingston or Wimbledon with their busy, well stocked High Streets are only a short bus ride or even shorter train journey away.

If you are looking for Town Centre living with no hassle getting out and about then this is the place for you!

## Room Details:

### Lounge

**10' 6" x 14' 9" (3.20m x 4.49m)**

A neutrally decorated living area with sloping ceilings adding character and warmth to a gorgeous room.



### Kitchen

**6' 3" x 7' 3" (1.90m x 2.21m)**

Small and compact but with everything you would need, this kitchen is clean and well presented throughout.



### Bathroom

**6' 7" x 8' 2" (2.01m x 2.49m)**

Again benefiting from the characterful sloping ceilings, this lovely bedroom has built in storage and is neutrally decorated.



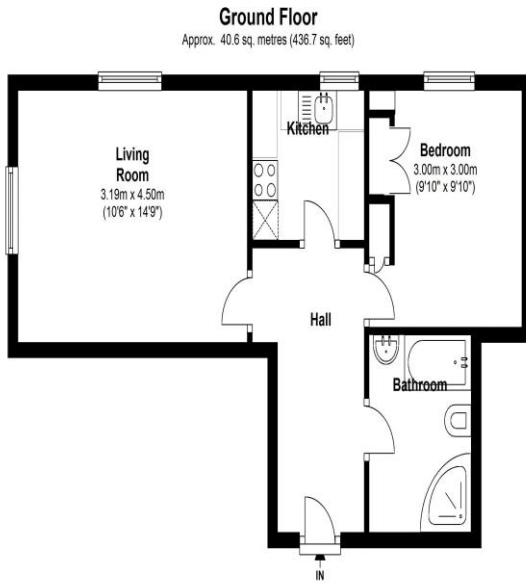
## Bedroom

9' 10" x 9' 10" (2.99m x 2.99m)

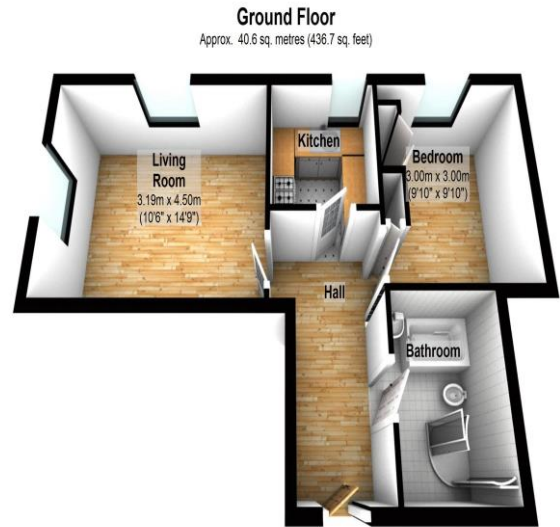
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## Floor Plans:



Total area: approx. 40.6 sq. metres (436.7 sq. feet)



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## EPC:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

### **Fees**

Tenant Application Fees – 1<sup>st</sup> Tenants £180.00, all Tenants thereafter £120.00

Check In Fee £90.00

Check Out Fee £90.00

All Prices include VAT.

### **Property Details**

Every effort has been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.