



KAYBRIDGE
RESIDENTIAL



Albert Road, New Malden, Surrey, KT3 6BS
£2,200 Per month

Albert Road, New Malden, Surrey, KT3 6BS

- Four Bedrooms
- Off Street Parking
- Close to Local Amenities
 - Great Location
- Easy Access to A3 & M25
- Sought After Location
- Three Double Bedrooms
 - Two Bathrooms
 - Good Size Garden

Kaybridge Residential are pleased to present to the rental market this stunning four bedroom family home situated in a great location in New Malden.

The property comprise's of having three double bedrooms and one single bedroom. Large open plan living area which leads onto the spacious kitchen with ample storage units, as well as the advantage of having two bathrooms.

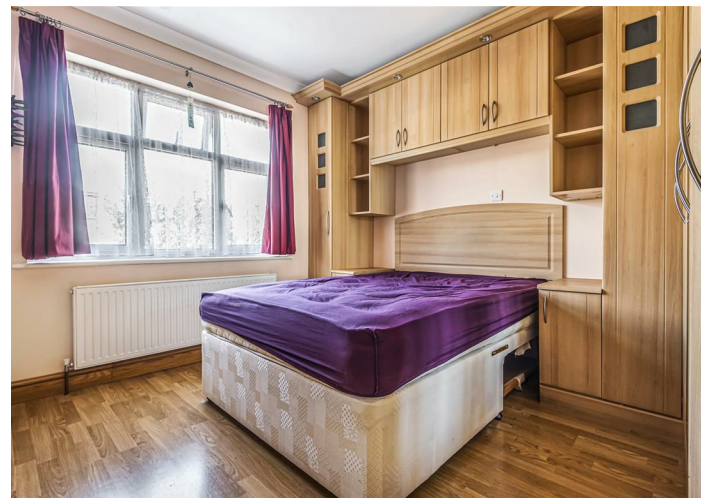
Located 0.5 miles from New Malden Highstreet and just 0.3 miles from at A3 with easy access to Central London and the M25. This property is perfect for a family or working professionals. Viewings are highly recommended, call Kaybridge Residential on 0208 004 0474 to arrange a viewing for this property.

Disclaimer



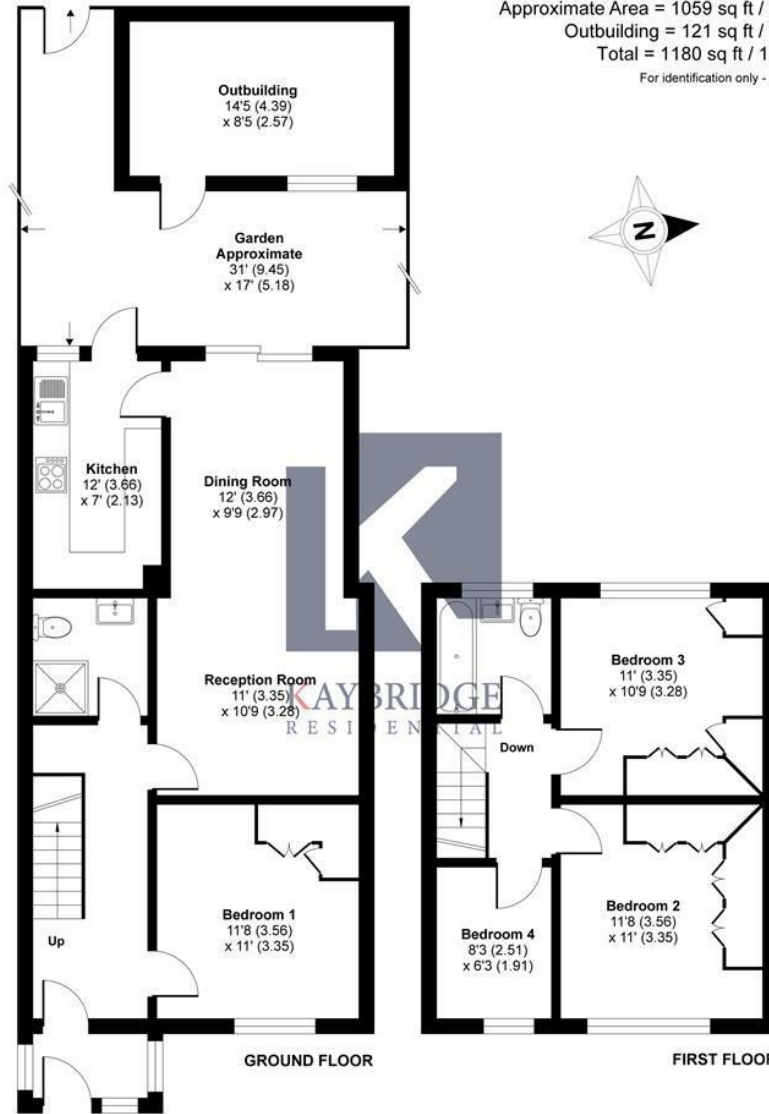


These particulars are believed to be correct and have been verified by or on behalf of the Landlord. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



Albert Road, New Malden, KT3

Approximate Area = 1059 sq ft / 98 sq m
 Outbuilding = 121 sq ft / 11 sq m
 Total = 1180 sq ft / 109 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 707328



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