



For Sale

Not specified

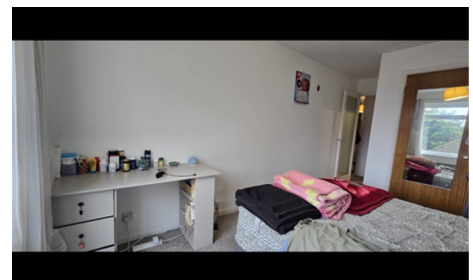
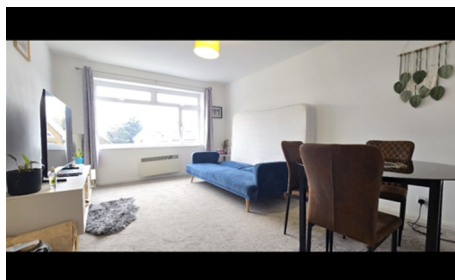
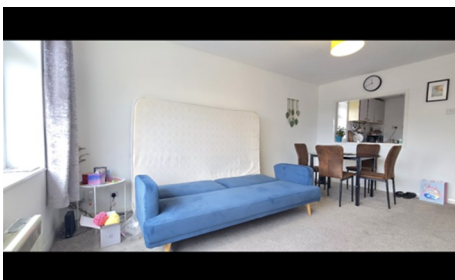
Sycamore Grove | New Malden | KT3

£1,450 Per Month |

1 Receptions | 2 Bedroom | 1 Bathroom

- Unfurnished
- Top floor
- Large ample space throughout
- Carpeted throughout
- Separate kitchen
- Separate living area

FREEDOM TO MOVE





Nestled in the charming area of Sycamore Grove, New Malden, this delightful property offers a perfect blend of comfort and convenience. With a modest yet inviting 581 square feet of living space, this home is ideal for individuals or small families seeking a tranquil environment.

The property features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining guests. The bedroom is thoughtfully designed, ensuring ample room for rest and personalisation. The bathroom is functional and well-maintained, catering to the needs of modern living.

Constructed in 1960, this residence boasts a character that reflects its era while offering the potential for personal touches to make it your own. The surrounding area is known for its friendly community atmosphere, with local amenities, parks, and transport links conveniently accessible.

This property presents an excellent opportunity for those looking to establish themselves in New Malden, a location that combines suburban charm with easy access to the vibrant city life of London.

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

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks
71 - 73 West Ham Lane, London, E15 4PH
T: 0203 002 6769
E: stratford@hawksproperty.com

