



**HARLOW GARDENS, KINGSTON UPON THAMES, KT1**

£3,100 per month\*

**Carter Jonas**

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# HARLOW GARDENS, KINGSTON UPON THAMES, KT1 3FF

## THE PROPERTY

A modern house situated on a private development in a cul de sac with off street parking.

The property comprises an entrance hall with understairs storage, and WC. Reception room with open plan kitchen and dining area with integrated appliances and bi-fold doors opening out to the garden. The first floor comprises two double bedrooms and family bathroom. The second floor has large double bedroom with ensuite shower and built in storage. To the rear is a garden which is mainly laid to lawn with shrub borders and patio area.

There is driveway parking to the front of the house.

Located within a mile from Kingston and Surbiton's popular High Streets, Harlow Gardens is ideally positioned for transport links into Central London from Berrylands National Rail Station (0.5 miles) and Surbiton National Rail Station (0.9 miles).

Holding Deposit – one weeks rent £715.38

Security Deposit – five weeks rent £3576.90

Available end July

A modern property finished to a high standard throughout providing contemporary family living, with off road parking to the front of the property.



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Royal Borough Of Kingston Upon Thames - Council  
Tax Band F

EPC B

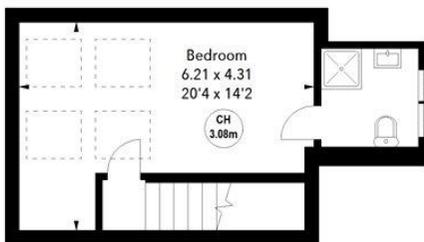
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Harlow Gardens, KT1

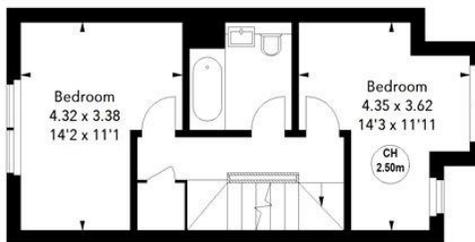
Approximate Area = 110.92 sq m / 1194 sq ft

Key:  
CH - Ceiling Height



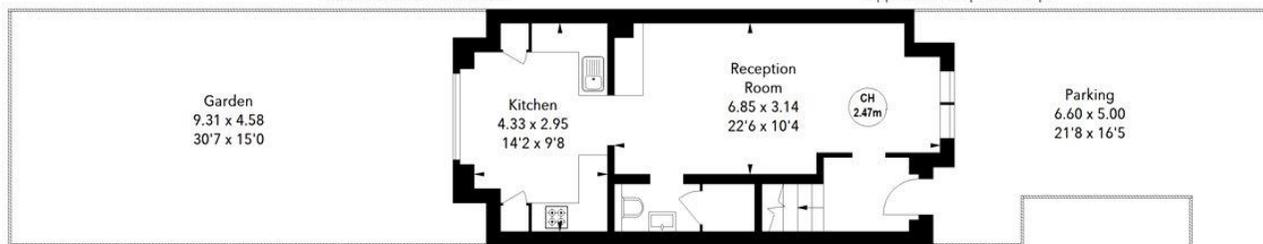
Second Floor

Approx. 31.12 sq m / 335 sq ft



First Floor

Approx. 38.83 sq m / 418 sq ft



Ground Floor

Approx. 40.97 sq m / 441 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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