

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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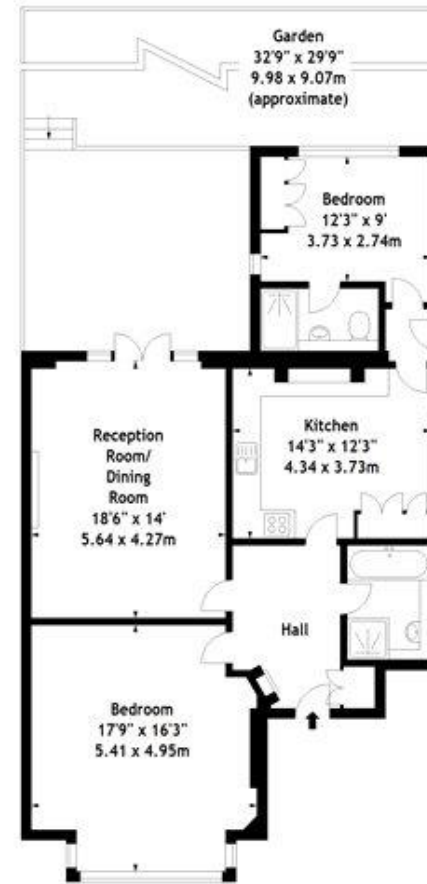
Coombe Lane West,
Kingston upon Thames,
Surrey

RENT £1,895 per month





Coombe Lane West, KT2
 Approx. Gross Internal Area
 1056 Sq Ft - 98.10 Sq M



Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Coombe Lane West, Kingston upon Thames, KT2 7BY

A beautiful, much larger than average, two bedroom ground floor garden flat situated within half a mile of Norbiton British Rail Station. The landlords have ensured high quality fixtures and fittings have been used throughout.

THE PROPERTY

ACCOMMODATION COMPRISES:

ENTRANCE HALL | LARGE RECEPTION ROOM WITH DOORS TO TERRACE LEADING TO GARDEN | KITCHEN/BREAKFAST ROOM | LARGE DOUBLE BEDROOM | FAMILY BATHROOM | SECOND DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM | GARDEN.

AMENITIES INCLUDE:

GAS CENTRAL HEATING | MOSTLY DOUBLE GLAZING | AMTICO FLOORING TO MAIN ROOMS.

UNFURNISHED

AVAILABLE IMMEDIATELY

RENT £1,895 per month

NOTE No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors Sole Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.