

CAMBRIDGE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2263 SQ FT- 210.2 SQ M
(EXCLUDING GARAGE)

GARAGE AREA : 170 SQ FT- 15.8 SQ M

TOTAL AREA : 2433 SQ FT- 226.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Cambridge Avenue, New Malden, KT3 4JZ
TO RENT £5,250 PCMPCM



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for Sale

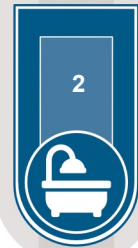
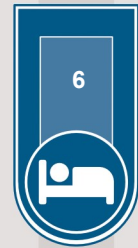
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THE LOCATION

Cambridge Avenue is a charming and quiet tree-lined road situated just minutes' walk of New Malden Mainline Train Station with its fast access to Clapham Junction and Waterloo. Kingston and Wimbledon Town Centres are just a short drive/train or bus ride away providing first-class shopping and a wide selection of restaurants and bars. Richmond Park and Wimbledon Common are also close by, as are a number of well regarded local schools



THE PROPERTY

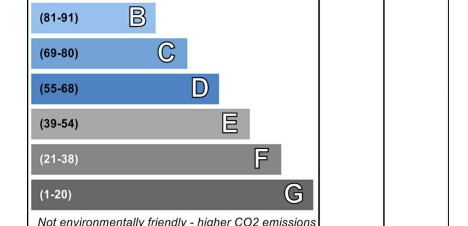
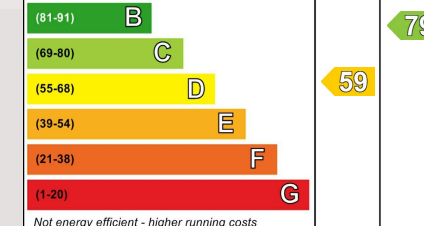
This exceptional property offers light and spacious accommodation arranged over 2 floors situated within the ever desirable Christchurch area of New Malden, a short distance to New Malden High Street and National Rail to London Waterloo. This luxury home boasts 6 bedrooms, 3 receptions, two bathrooms (1 ensuite off the main bedroom), ground floor cloakroom, utility room, fully integrated kitchen/diner, open plan reception and integrated garage. Wonderful Private rear garden perfect for entertaining and private OFF STREET PARKING for multiple cars. This property comes part-furnished or unfurnished and is available immediately.

EPC - E
Council Tax Band - G
Deposit - £6346

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		



EU Directive 2002/91/EC

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