



HARLOW GARDENS, KINGSTON UPON THAMES, KT1
£3300 per month*

Carter Jonas

HARLOW GARDENS, KINGSTON UPON THAMES, KT1 3FF

A modern property finished to a high standard throughout providing contemporary family living complete with garage and off road parking.

THE PROPERTY

A lovely house in a private development consisting of entrance hall with understairs storage, door to garage and WC leading through to the kitchen diner with integrated appliances and bi-fold doors opening out to the garden.

The first floor comprises a good size reception room with built-in storage and principal bedroom with built-in wardrobes and en suite bathroom. The second floor has two double bedrooms both with built in storage and a family bathroom with shower over bath.

To the rear is a garden which is mainly laid to lawn with shrub borders and patio area. Off street parking to the front and a good size integral garage.

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).

Available unfurnished beginning July.


Holding deposit - one week rent - £796.15

Security deposit - five weeks rent - £3980.75



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Local Authority	Royal Borough of Kingston upon Thames - Council Tax Band F
EPC	B

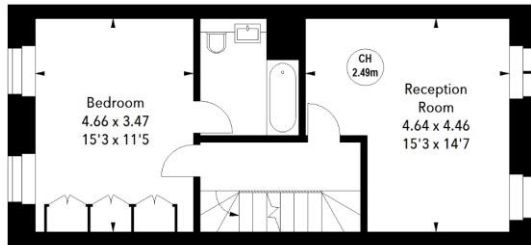
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Harlow Gardens, KT1

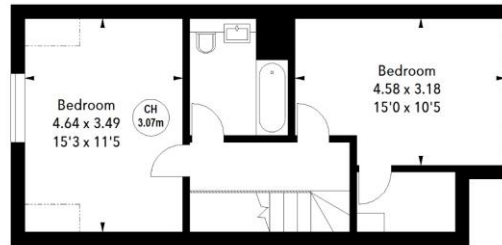
Approximate Area = 147.90 sq m / 1592 sq ft

Key :
CH - Ceiling Height



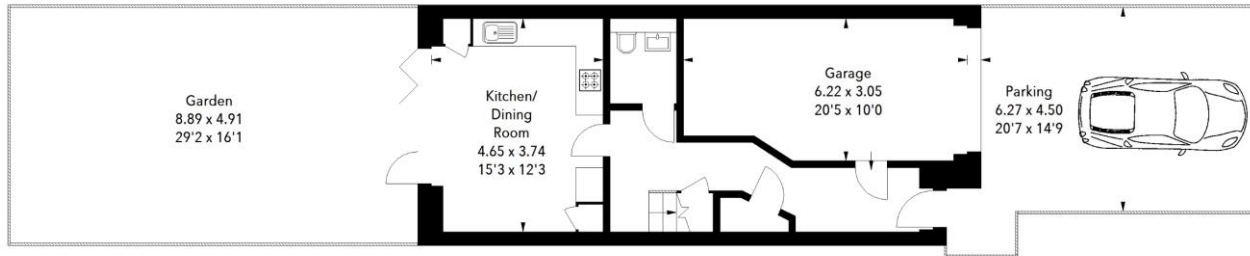
First Floor

Approx. 48.12 sq m / 518 sq ft



Second Floor

Approx. 47.19 sq m / 508 sq ft



Ground Floor

Approx. 52.58 sq m / 566 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.



T: 020 8878 1115

70 White Hart Lane, Barnes, SW13 0PZ

E: barnes@carterjonas.co.uk

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Classification L2 - Business Data

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