

54a Cambridge Road, New Malden. KT3



A characterful 1st floor, 1 bedroom apartment conveniently located in residential road just off New Malden High Street and within only a few minutes' walk of shops, bus routes and British Rail Station with direct line services into London (Waterloo).

The interior of the property offers a spacious (18ft approx.) reception room with large windows and feature fireplace, leading to a fully fitted kitchen with appliances including electric oven, matching hob with extractor over, fridge freezer and washing machine.

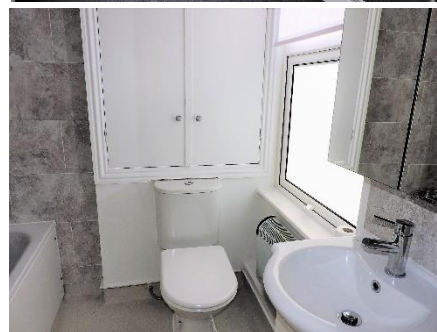


The bedroom is fitted with floor to ceiling wardrobes and the contemporary bathroom has a 3 piece white suite with shower over the bath.



Double glazing and electric heating.

Offered unfurnished and available from 1st November 2025.



£1550.00 pcm

Viewing by appointment Tel: 020 8942 9575



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ACCOMMODATION INCLUDES

Entrance: Door with staircase leading to first floor landing and private front door to:

Entrance Hall: Window to the side, spotlighting, neutral carpets and door to:

Reception Dimensions: 18'8 (5.49 M) into alcoves x 16'2 (4.88 M)

Spacious reception room with large windows to the front filling the room with natural light, cast iron fireplace with basket and over mantle, neutral carpeting, spot lighting, power points, telephone and aerial points, open plan to:

Kitchen Dimensions: 10'2 (3.05 M) x 5'2 (1.52 M)

Fully fitted with a range of high and low level units with work surfaces over, part tiled walls, stainless steel sink with single drainer, built in stainless steel electric oven and hob with extractor over, fridge/freezer, washing machine, spot lighting and power points.

Bedroom: 10'5 (3.05 M) x 8'2 (2.44 M)

Window to the rear, floor to ceiling mirror fronted wardrobes, neutral carpeting, power points and access to loft space.

Bathroom: Fitted with a white suite panel enclosed bath with power shower over and shower screen, wash hand basin with vanity unit under, dual flush low level W.C. part tiled walls, window with modesty glass. Cupboard housing the immersion.

Let Bond: £1788.00 (We are a member of Tenancy Deposit Custodial Scheme and Safeagent Scheme)

Deposit to Reserve the Property: £357.00 (1 Weeks rent)

Council Tax: Band B (Royal Borough of Kingston upon Thames)

EPC Rating: E

Total Floor Area: 41m²

Agency Fees: During the term of the tenancy.

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants request £300.00. Replacing lost keys or security devices by tenants (To be advised depending on number and cost of replacement). Late payment of rent default fee.

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.

