



HARLOW GARDENS, KINGSTON UPON THAMES, KT1
£2,800 per month

Carter Jonas

HARLOW GARDENS, KINGSTON UPON THAMES, KT1

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

Nestled within an exclusive private development, this charming three-story house is located in a tranquil cul-de-sac, offering both privacy and convenience. The property boasts the added benefit of off-street parking, making it a highly desirable family home.

Upon entering, you are welcomed by a spacious entrance hall, complete with practical understairs storage and a conveniently located guest WC. The ground floor features a bright and airy reception room that seamlessly flows into an open-plan kitchen and dining area. The modern kitchen is fully equipped with integrated appliances, offering both functionality and style. Bi-fold doors open from the dining area to the beautifully maintained rear garden, creating an ideal space for indoor-outdoor living and entertaining.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering ample natural light. The family bathroom, also located on this floor, is tastefully designed and features contemporary fixtures and fittings.

The top floor of the house is dedicated to a luxurious master suite, complete with a spacious double bedroom, an en-suite bathroom, and built-in storage solutions.

The rear garden is predominantly laid to lawn and is bordered by mature shrubs. A patio area provides an ideal setting for alfresco dining or enjoying a morning coffee.

Ideally situated within close proximity to both Kingston and Surbiton's vibrant High Streets, Harlow Gardens enjoys a prime location for shopping, dining, and leisure activities. The property is excellently positioned for transport links into Central London, with Berrylands National Rail Station just 0.5 miles away and Surbiton National Rail Station 0.9 miles away. This makes it an ideal choice for commuters seeking a balance between suburban tranquillity and urban accessibility.

At a rent of £2,800 a month:

One week fee of intent - £646.15

Five week security deposit - £3230.75



ADDITIONAL INFORMATION

Viewing Strictly by appointment

Local Authority Kingston upon Thames - Council Tax Band F

EPC Rating B

Internet and mobile signal Ultrafast broadband available. O2 and Vodafone signal. Further information on internet and mobile availability and speeds can be found on Ofcom's website.

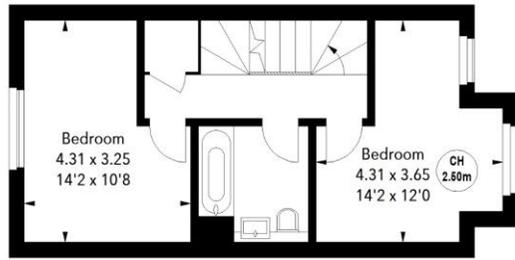
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Harlow Gardens, KT10

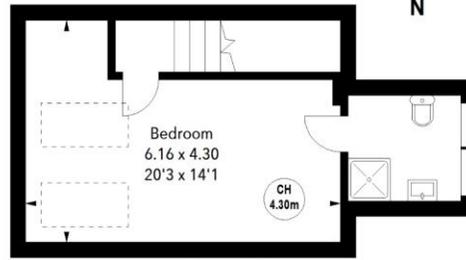
Key:
CH - Ceiling Height

Approximate Area = 110.37 sq m / 1188 sq ft



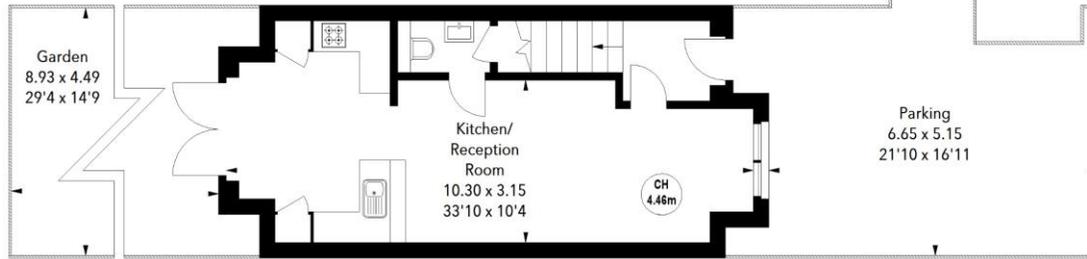
First Floor

Approx. 38.27 sq m / 412 sq ft



Second Floor

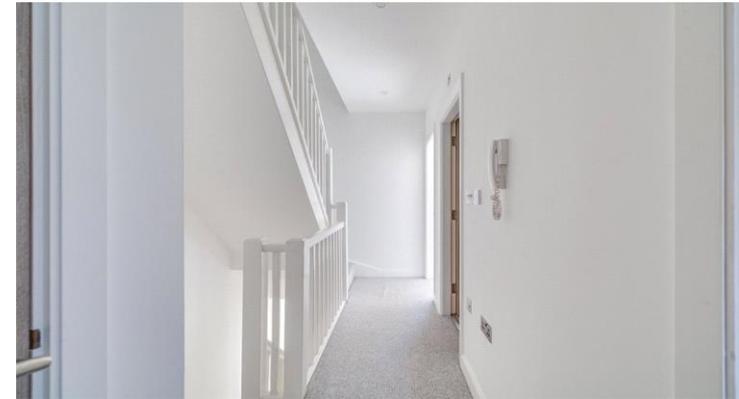
Approx. 31.21 sq m / 336 sq ft



Ground Floor

Approx. 40.88 sq m / 440 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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