



**HARLOW GARDENS, KINGSTON UPON THAMES, KT1**

£2900 per month\*

**Carter Jonas**

# HARLOW GARDENS, KINGSTON UPON

A lovely house situated on a private development in a cul de sac with off street parking. A modern property finished to a high standard throughout providing contemporary family living complete with off road parking. Property comprises of an entrance hall with understairs storage, and WC. Reception room with open plan kitchen and dining area with integrated appliances and bi-fold doors opening out to the garden. The first floor comprises two double bedrooms and family bathroom. The next floor has large double bedroom with ensuite and built in storage. To the rear is a garden which is mainly laid to lawn with shrub borders and patio area.

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).

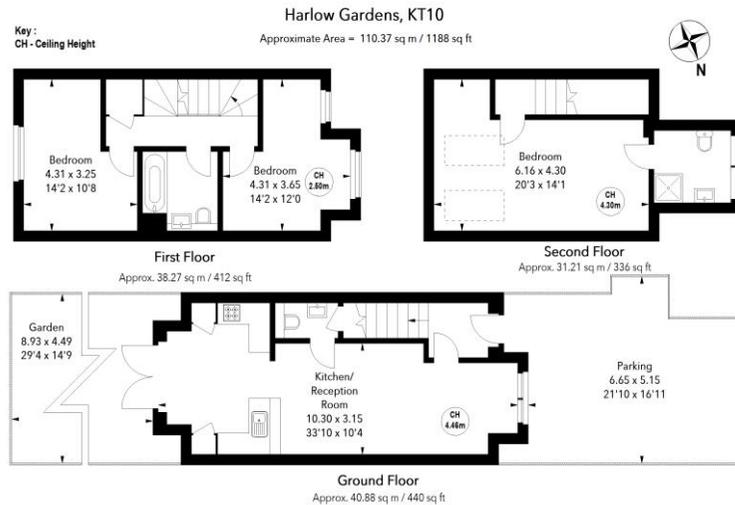
Available now.

One week fee of intent - £669.23

Five week security deposit - £3346.15

- Council Tax Band = F
- EPC B
- Long Let
- 3 Bedrooms
- 2 Bathrooms
- 1 En-Suite
- Garden
- Parking for one car
- Private Development

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	



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.



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Barnes Lettings 020 8878 1115

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