

Lot 86 By Order of Urban Point Property Management Ltd

7 Acacia Grove, New Malden,
KT3 3BJ

GUIDE PRICE: £210,000



**GROUND FLOOR TWO BEDROOM GARDEN
FLAT WITH INVESTMENT INCOME**

This ground floor two bedroom conversion flat located in an attractive tree-lined residential road, benefits from double glazing and its own garden, and is situated within walking distance of the New Malden Mainline Station and town centre. The property is let on Assured Shorthold Tenancy Agreement for a 12 month period from 24 May 2010 at £1000 pcm (£12,000 pa) and is sold with the benefit of this investment income. There may be potential for off-street parking subject to obtaining any necessary planning consent.

ACCOMMODATION

Entrance hall, living room, kitchen, bathroom, bedroom one, bedroom two, own private garden

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Kingston-upon-Thames 020 8547 5000
Council Tax Band: D

VENDORS SOLICITORS

Chris O'Dell
Legal Department
Urban Point
Oriel House
52-54 Coombe Road
New Malden
Surrey KT3 4QF
020 8336 4959

VIEWING TIMES

By appointment through the Auctioneers