

**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