



JAMES  
ANDERSON



## TO LET

Lewiston Close, Worcester Park, KT4

**£1,695 Per Month**

Per Month

Newly decorated two double bedroom, two bathroom apartment located within the popular Hamptons development in Worcester Park. The property comprises a lovely open plan kitchen / reception room,, two double bedrooms and two bathrooms.

The development includes a communal garden area and over 25 acres of land, calling it Mayflower Park, the avenue opens up to a town square with a landmark community building with meeting rooms, a children`s play area, tennis court and a gym that is open to use for all residents.

The Property is 0.7 miles to Worcester park station or 0.8 miles to Morden Park station this property is also well suited for commuters going into central London.



Two Bedrooms



Two Bathrooms



Open Plan Kitchen



Modern Kitchen



EPC C / Council Tax Band D / Holding Deposit £391.15



Worcester Park



Onsite Gym



Off Street Parking



Water Included in Rent



Minimum Term 12 Months / Deposit £1955.76



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Canterbury Hall

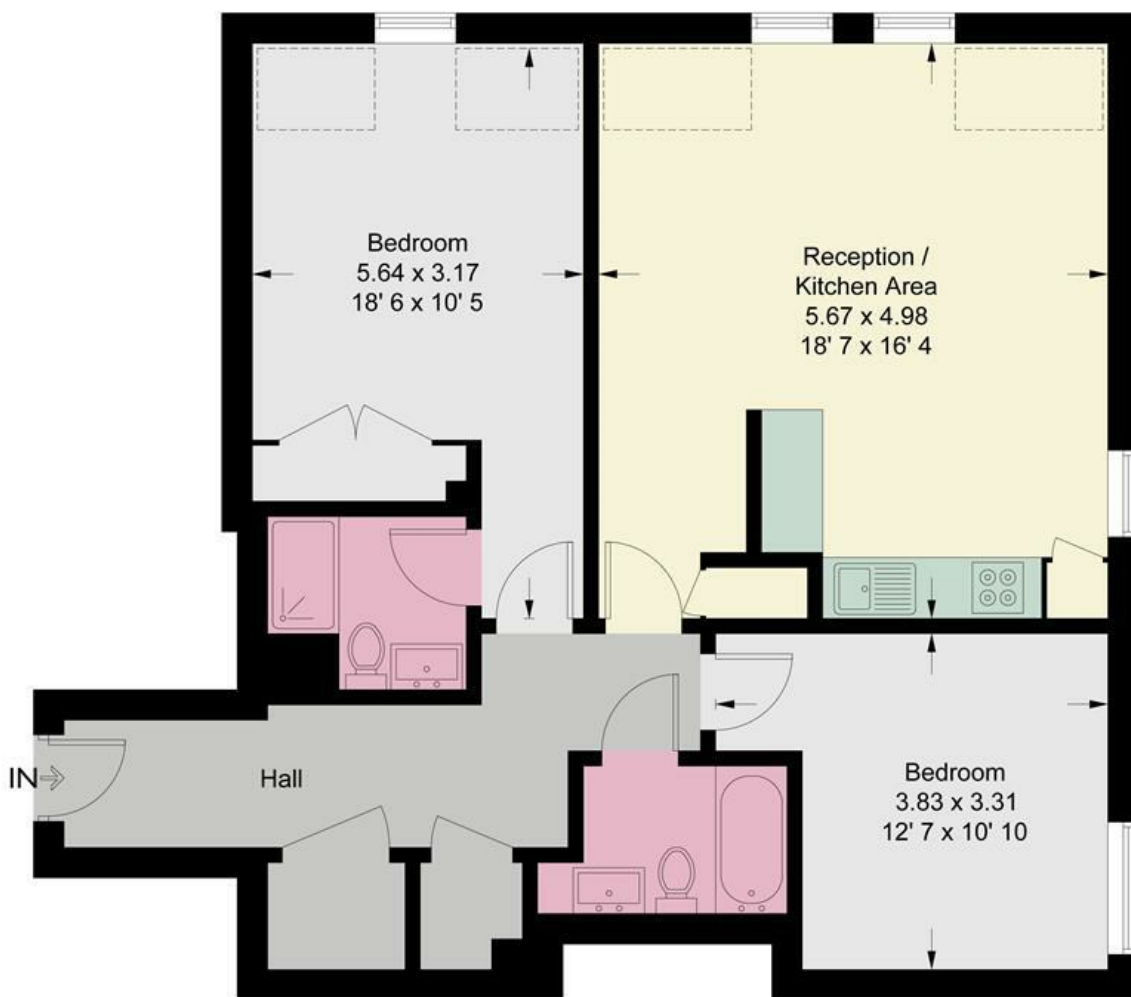
Approximate Gross Internal Area = 783 sq ft / 72.7 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 45 sq ft / 4.2 sq m  
Total = 828 sq ft / 76.9 sq m



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= Reduced headroom below 1.5m / 5'0



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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