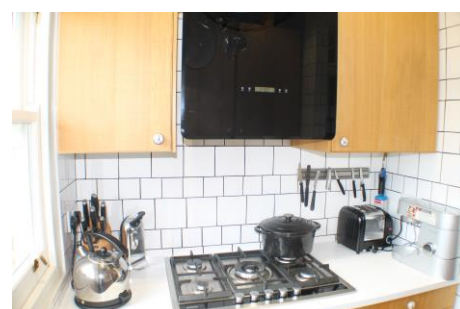




## 26 Palace Road East Molesey, KT8 9DL

A first floor one/two bedroom period conversion flat situated in one of East Molesey's premier roads within walking distance of Hampton Court BR station, restaurants, coffee shops and boutiques. This property is presented in very good decorative order with modern interior to include modern contemporary bathroom and fitted modern kitchen. The property also benefits from period features, gas central heating and off street parking.



**\*FIRST FLOOR PERIOD CONVERSION**

**\*ONE/TWO BEDROOMS**

**\*EXCELLENT DECORATIVE ORDER**

**\*COMMUNAL GARDENS**

**\*PREMIER RESIDENTIAL LOCATION**

**\*OFF STREET PARKING**

**Monthly Rental Of £1,500**

STAIRS TO FIRST FLOOR:-

FRONT DOOR TO:-

ENTRANCE HALL:

Single radiator, wood flooring, doors off:

**KITCHEN: 3.77m x 2.48m**

Low voltage ceiling lights, dual aspect sash cord windows. Quartz worksurfaces with twin butler sink with mixer tap. Range of eye and base level units. Seimans fitted oven and hob with Seimans extractor fan above. Large fridge freezer integrated dishwasher. Combination boiler. Part tiled walls, Wood flooring.

**BATHROOM: 2.3m x 1.74m**

Low voltage ceiling lights. Sashcord side aspect window . Contemporary Suite comprising of low level w.c, wash hand basin with mixer tap and panel enclosed bath with built in power shower and shower screen. Mosaic tiled walls and flooring.

**LIVING ROOM / BEDROOM 2: 6.10m x 4.27m.**

Wall can be reinstated to create the second bedroom. Coved ceiling and Sashcord dual aspect windows. Period radiator. Large feature marble fireplace with Slate hearth . Wood flooring.

**BEDROOM ONE: 4.55m x 4.11m**

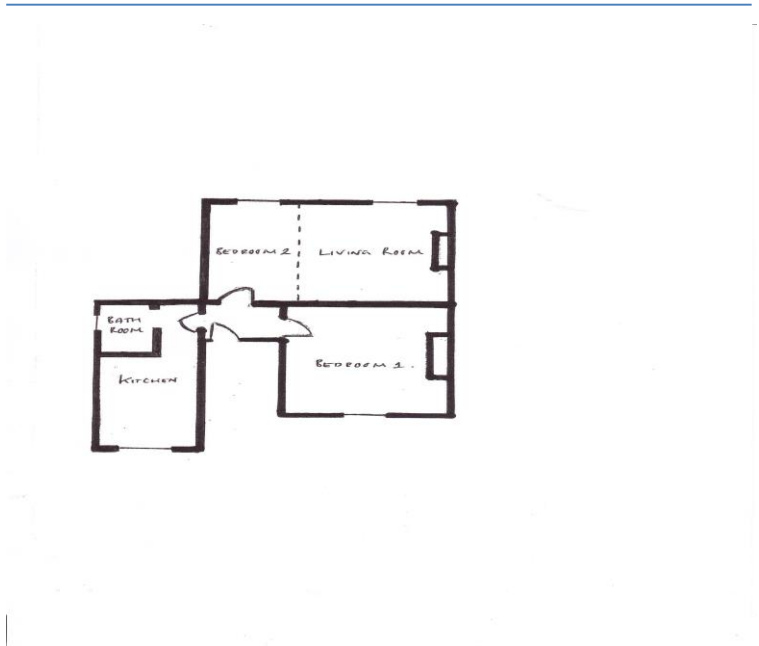
Coved ceiling. Sashcord rear aspect window and Period radiator. Large feature marble fireplace with slate hearth. Wood flooring.

PARKING:

Off street parking for one car.

GARDENS:

Communal gardens for residents use.



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

