



Let **UK** Home

1 Bedrooms

Flat

Located in London

**£1,900 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# Derwent Avenue, Kingston Vale London

SW15 3RA



Let UK Home are excited to offer a stunning one-bedroom apartment nestled in highly sought-after Kingston Vale, a quiet, tree-lined residential enclave in Kingston Upon Thames blending tranquil suburban living with superb urban connectivity.

The location boasts exceptional all-age schooling options for families. Within walking distance sits Robin Hood Primary School, rated Good by Ofsted. A wealth of premium prep, private and international schools are close by, including Holy Cross Preparatory, Rokeby School and Marymount International School offering IB curricula, alongside King's College School, one of the UK's top independent schools. Kingston University's Kingston Hill campus is also a short drive away, covering full educational stages from nursery through to higher education.

Excellent transport networks are on hand for both driving and public travel. The property sits moments from the A3 arterial road, granting quick access to Central London, plus direct links to the M25 for Heathrow and Gatwick Airports. Multiple bus routes (65, 85, 265) run from nearby stops to Kingston town centre, Putney and Wimbledon. Norbiton Station is a short drive, with fast rail services to London Waterloo; Putney Station is also easily reachable for swift commutes to Clapham Junction and Victoria Station.

Convenient everyday amenities are a short stroll away, including Vale Parade parade of shops with convenience stores, pharmacies, dental surgeries and restaurants, plus a large Asda supermarket within walking distance. Comprehensive medical facilities are locally available, while Kingston town centre

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- Ground Floor
- Kingston University London Kingston Hill Campus
- Fully Furnished
- Kingston Vale
- Richmond Park
- Bills Included





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

## Council Tax Band:

## Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		

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