



Summary:

Situated on arguably one of the most desirable roads in New Malden, this stunning property comprises; welcoming entrance hallway with large storage cupboard, a very spacious lounge, modern white bathroom with shower over bath, master bedroom complete with fitted cupboards and direct views of the rear gardens, a second bedroom and a modern fully fitted kitchen with ample storage space. This fantastic maisonette further benefits from double glazing throughout and is well positioned within the development, allowing plenty of natural light throughout every room. Besides being in excellent condition, bright and modern, this property also has the added bonus of having its own private garage and garden.

Ground Floor Maisonette

Two Double Bedrooms

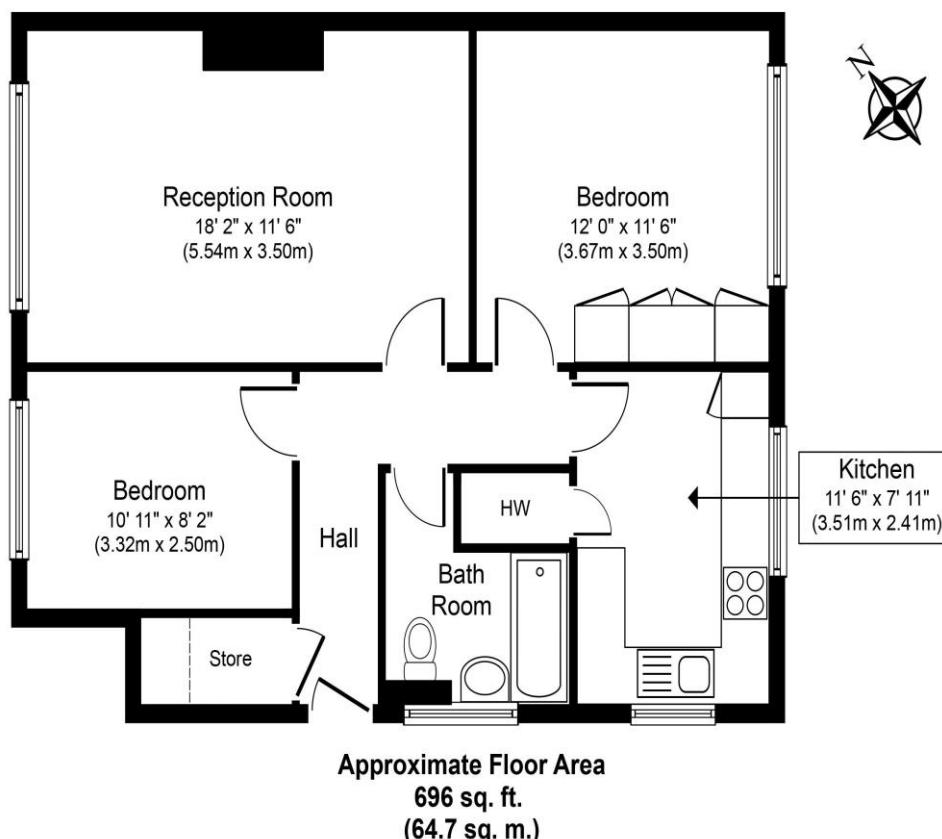
Freshly Decorated Throughout

Private Garage and Garden Space

Walking Distance of High Street & Train Station

EPC Rating D

2 Bedrooms | 1 Bathrooms | 1 Reception



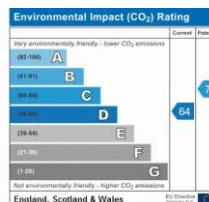
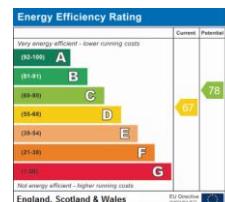
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax: C

Local Authority: Kingston upon Thames

EPC Rating: D



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 the offer process.

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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.