



39, Coombe Road, New Malden, KT3 4QN.

Guide Price: £385,000 L/H.





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This two double bedroom well-presented purpose built first floor apartment is in the heart of New Malden within one minute walk of the station and High Street. Genuinely rarely available, viewing is highly recommended.

For sale chain-free the property benefits from gas central heating and double glazing. With a large lounge and west facing balcony the flat has a feeling of space and volume and is complimented by a modern kitchen and shower-room.

To the rear of the development is residents parking, bike storage and communal gardens. This part of Coombe Road has undergone and continues to benefit from regeneration both residentially and commercially. The proximity to the mainline station means you can be in Central London in under half an hour. With open spaces, shopping, dining, and leisure opportunities in abundance right on your doorstep.



Leasehold: 87 Years.

Service Charge: Approximately £950.00 p.a.

Ground Rent: £10.00 p.a.

EPC rating: C.

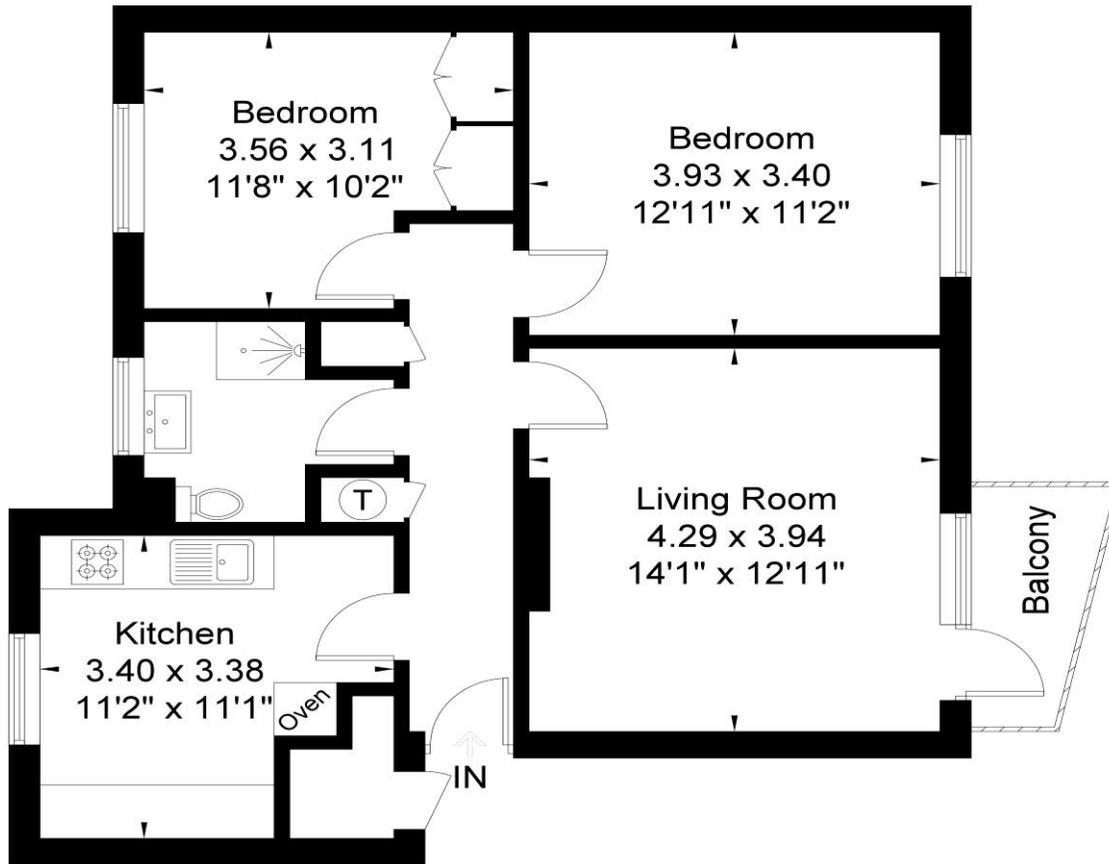
Council Tax Band: C (£1827.97)



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Coombe Road KT3

Approximate Gross Internal Area = 66.3 sq m / 713 sq ft



First Floor

66.3 sq m / 713 sq ft

www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Parry & Drewett have not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The Buyer is advised to obtain verification first-hand or from their solicitor/surveyor. All Statements contained in these details as to this property are made without responsibility on the part of Parry & Drewett or the vendors or lessors.