

Elm Road New Malden KT3

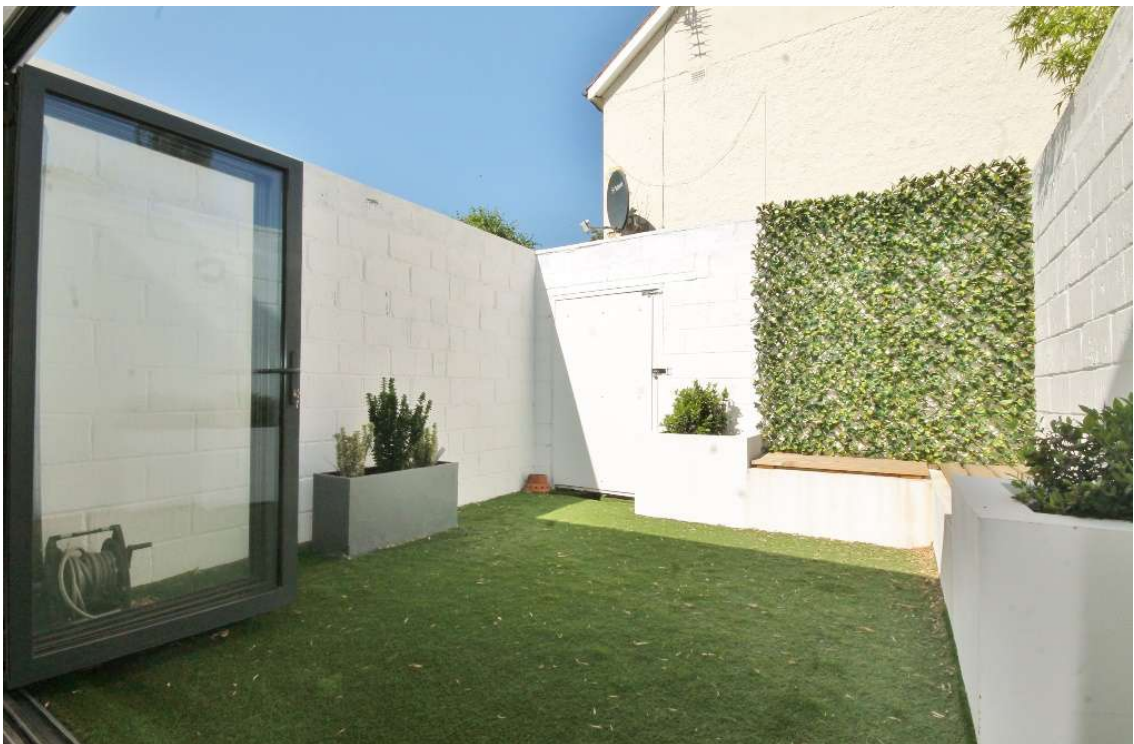


- **Two Bedrooms. Two Bathrooms**
- **Private Rear Garden. No Chain**
- **Large Kitchen/Dining Room**
- **Very Popular and Central Location**
- **Catchment for Excellent Schools**
- **Easy Access to New Malden Station**

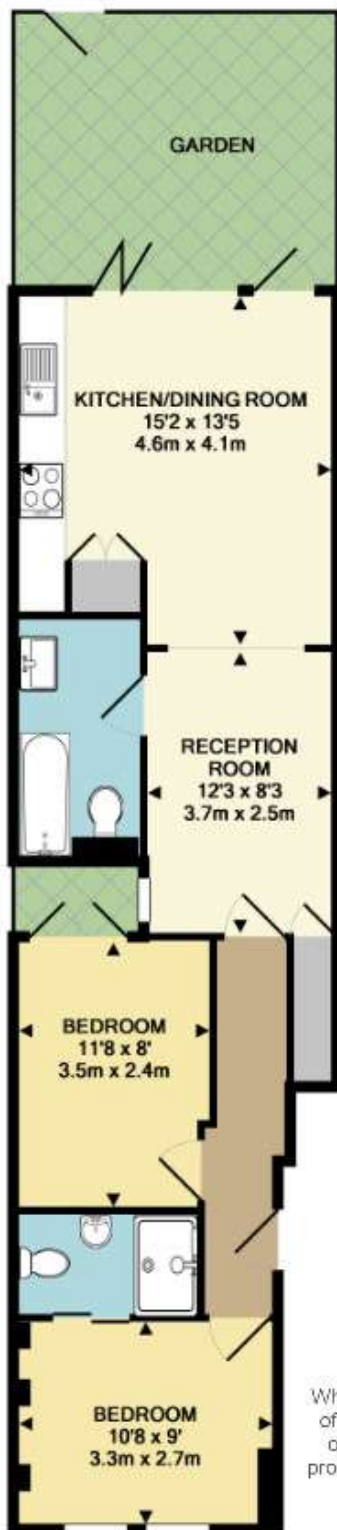
Price £450,000

Located in the very popular "Groves" area, a modern apartment offering excellent space and having the benefit of a private rear garden. The accommodation comprises a large and well-fitted kitchen/dining area open to a further living space and with bi-folding doors leading out to a west facing court-yard-style outdoor living space providing a delightful blend of comfort and relaxation, where the boundaries between indoors and outdoors blur. There are two bedrooms, one with an en-suite shower room as well as a further bathroom and the property is being sold with no onward chain. EPC rating C. The property is located within a short walk of both the High Street and station as well as the renowned Richmond Park and Wimbledon Common. In addition, it is in the catchment for excellent schools and local shops. Viewings are highly recommended. Lease is currently being altered to a share of freehold and will have a new 999 year term upon completion. Ground rent will be peppercorn and service charge will be at cost. Council Tax Band C.









TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

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. 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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