

Grayham Road New Malden KT3



- **Two Double Bedroom Conversion Flat**
- **Direct Access to Private Garden**
- **Large Master Bedroom**
- **Excellent Local Transport Links**

Price £400,000

A lovely ground floor conversion flat neutrally decorated throughout and benefitting from direct access to a private rear garden. The property has retained its high ceilings and comprises a superb double bedroom to the front with large bay window, a good size living room with double doors leading out to the rear garden, a further double bedroom to the rear which also has direct access to the garden, a fitted kitchen and a spacious bathroom. Grayham Road is conveniently located for many of the local amenities and both the High Street and station are within a ten minute walk. The flat also has the added benefit of a share of the freehold and viewings are highly recommended. EPC rating D. Council Tax Band C









TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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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