



## Kingston Road New Malden KT3

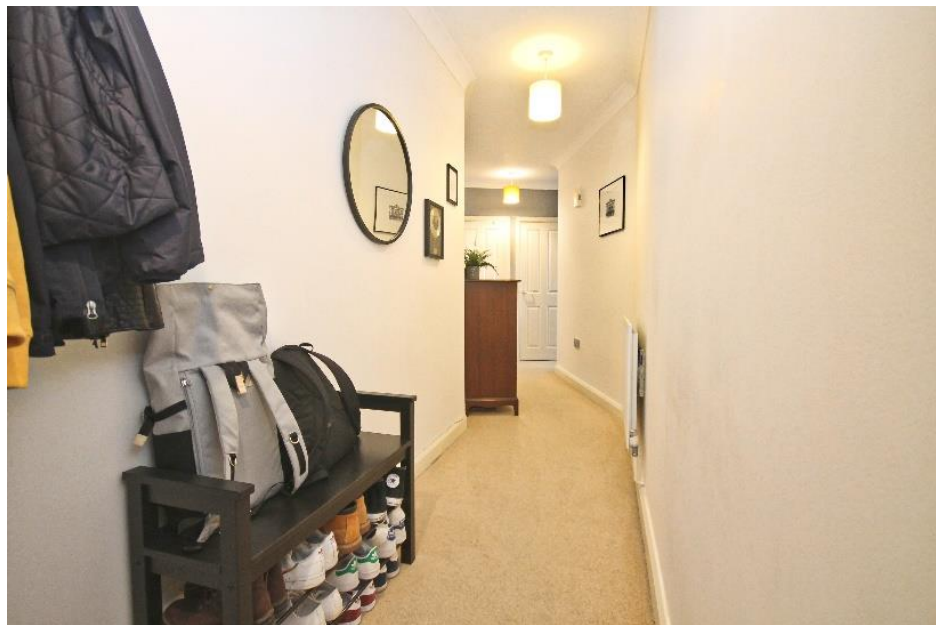


- **Modern One Bedroom Flat**
- **Open Plan Kitchen/Dining/Living Room**
- **Lift**
- **Excellent Transport Links**

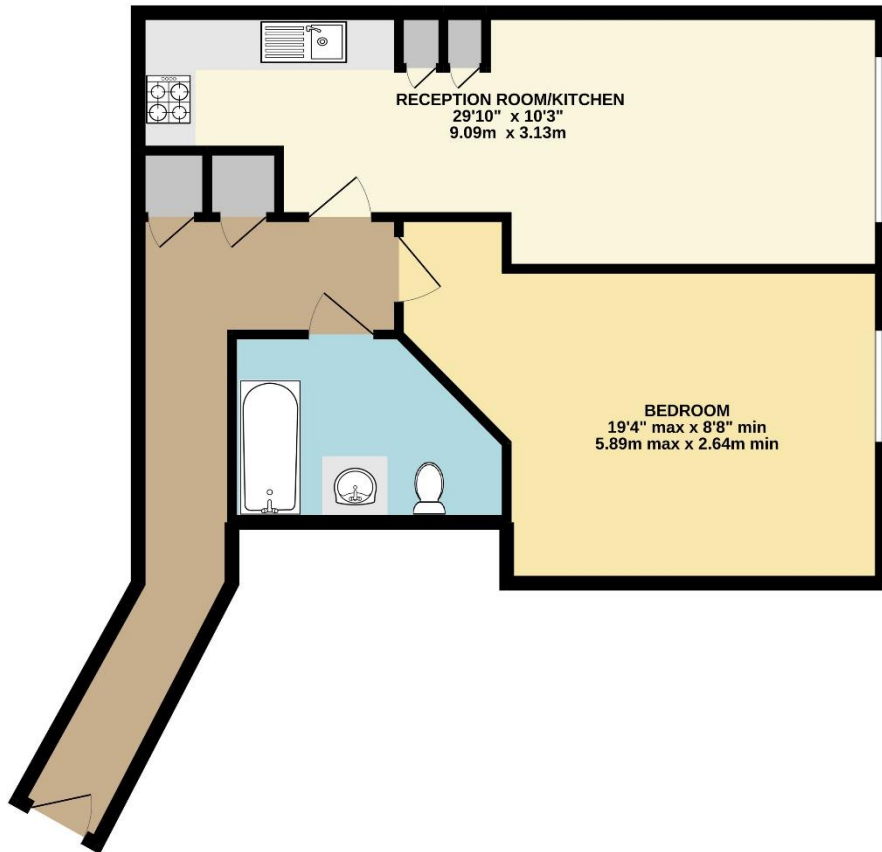
**Price £305,000**

A bright, fifth floor flat with lift comprising a spacious, open plan kitchen/dining/living room with modern units, built in fridge/freezer and oven, a good sized double bedroom and bathroom with shower. The property is located within easy reach of excellent transport links and many local amenities. EPC rating C. Council Band C. Lease is currently being extended but current length is 87 years, Service Charge £841/year, Ground Rent £100/year. Ideal for a first time buyer or investor.





## FIFTH FLOOR



TOTAL FLOOR AREA : 615sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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