

Kingston Road New Malden KT3



- **Three Bedrooms**
- **Two bathrooms**
- **Split level Flat**
- **Period Features**
- **Share of Freehold**
- **Close proximity to local transport and schools**

Price £590,000

An attractive period building, set back from the main road with only four flats. To the front of the building is a large garden leading to the main entrance, which has beautiful stained-glass windows in the front door and on the communal landing. This split-level flat feels like a house once you are inside, with high ceilings, traditional cornice and coving, plus period features throughout; total floor area 1166 square.ft/108.3 square. m. On the ground floor there is a large drawing room, with feature fireplace, a ground floor double bedroom with ample storage and a lovely, bright en-suite shower/wet room with skylight. The Large kitchen/dining room with modern fitted units and a range cooker, has access to the pretty South facing garden, mainly laid to lawn, but there is also a patio area. There is a shed and storage areas. On the first floor there are two double bedrooms, with feature fireplaces, plus a modern family bathroom with a white suite. This property benefits from Share of Freehold, zero ground rent, and 25% of any expenditure. Within easy reach of New Malden High Street, local transport links and schools. This property must be seen to fully appreciate it's unique character and space. Council Tax Band D. EPC rating D. NO ONWARD CHAIN





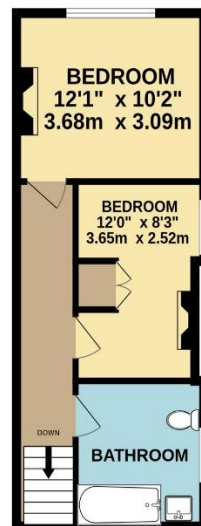




GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1166sq.ft. (108.3 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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