

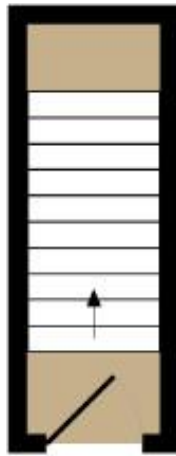
## Elm Road New Malden KT3



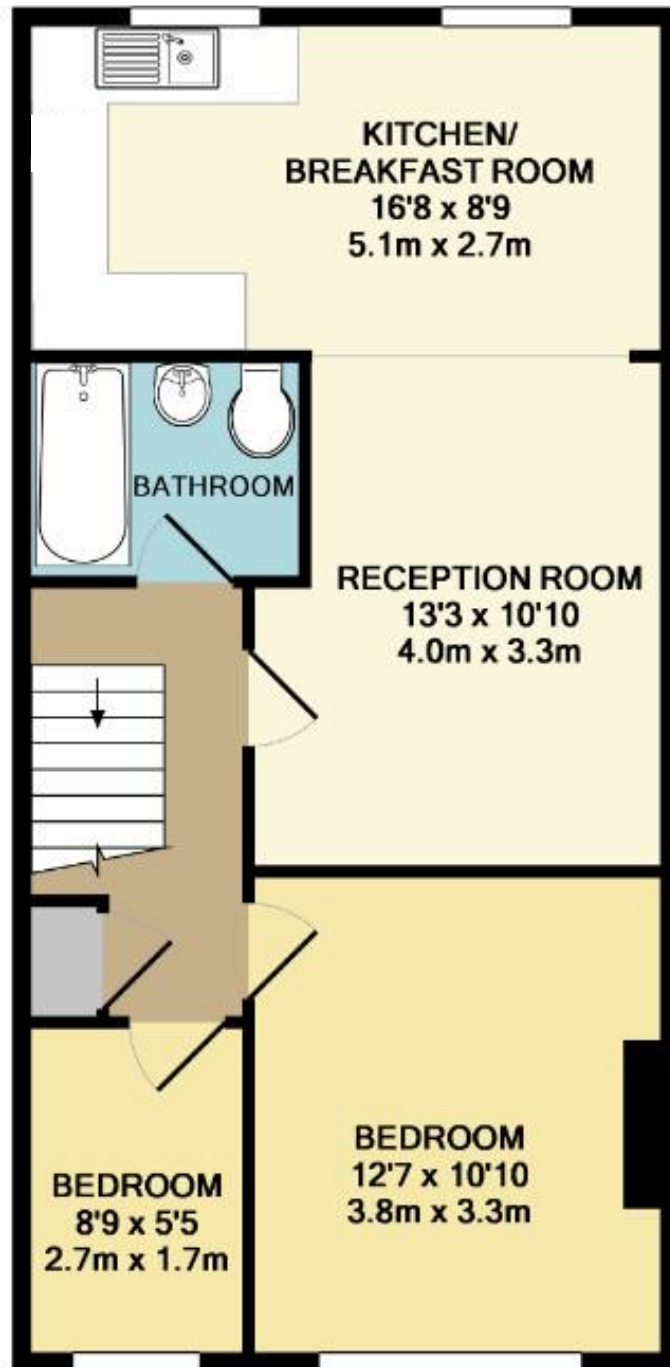
- **Two Bedroom Apartment**
- **Kitchen/Breakfast Room**
- **Off-Street Parking**

**Price £350,000**

A bright and roomy conversion flat set on the first floor of an end of terrace house on the edge of The Groves. The accommodation comprises a good size living/dining room which is open-plan to the kitchen and there are two bedrooms, a modern bathroom, a large loft space and off-street parking to the front. Other benefits include an extended lease and no forward chain. Many of the local amenities are close at hand; both the High Street and station are a short walk away and access to local schools and into Kingston are also very easy. This flat would make an ideal home or an excellent rental investment. EPC rating C. Council Tax Band C. Lease - 153 years left on the lease, Service Charge £0 and Ground Rent £250 per annum.



GROUND FLOOR  
APPROX. FLOOR  
AREA 43 SQ.FT.  
(4.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 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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