

Elm Road New Malden KT3



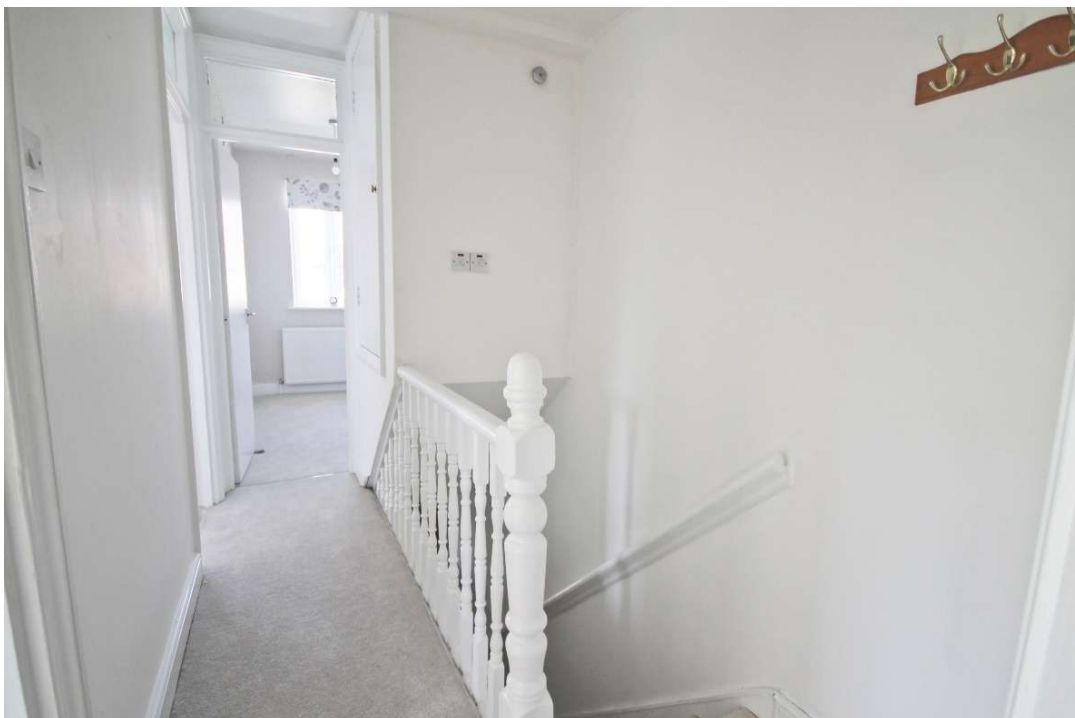
- **Two Bedroom First Floor Flat**
- **Open Plan Living/Dining/Kitchen**
- **Off-Street Parking**
- **Easy Walking Distance of the Station**
- **Catchment for Excellent Schools**

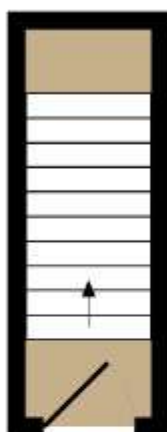
Price £325,000

A bright, newly decorated 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 onto a modern fitted kitchen. In addition there are two bedrooms, a double and a single, 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. The property is also within the catchment for excellent schools. This flat would make an ideal first home or an excellent rental investment. EPC rating C. Council Tax Band C. Lease - 151 years

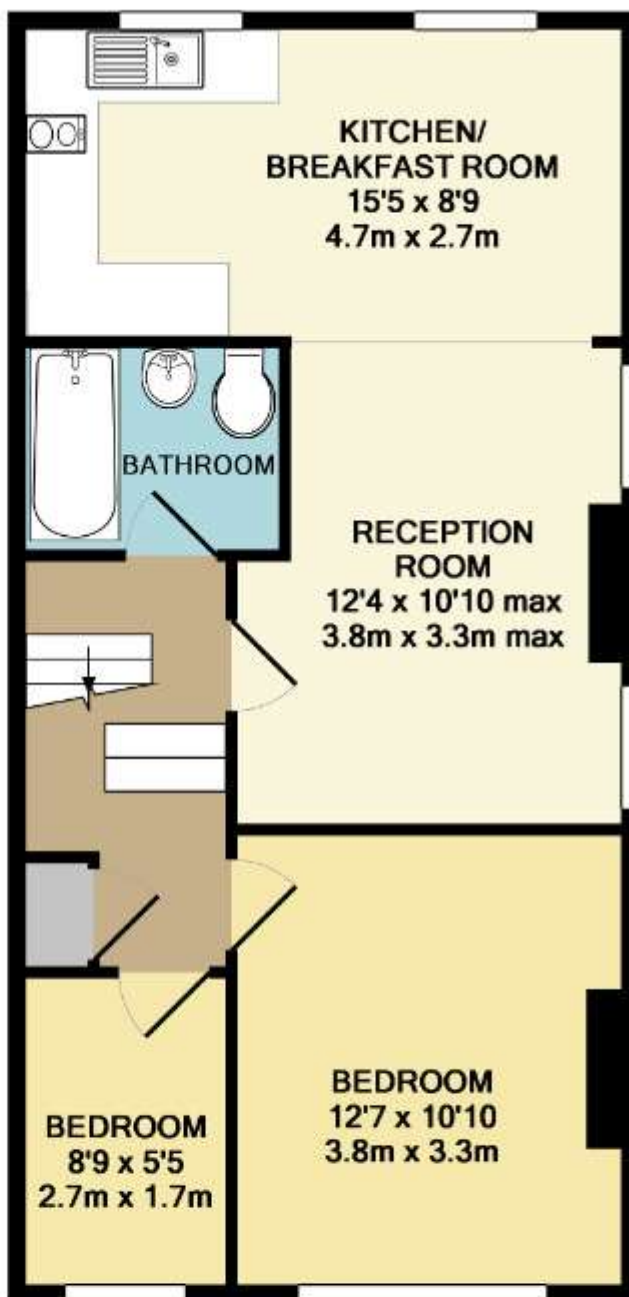








GROUND FLOOR
APPROX. FLOOR
AREA 43 SQ.FT.
(4.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 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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