

## Dukes Avenue New Malden KT3



- **Ground Floor Flat**
- **Two Double Bedrooms**
- **Excellent Condition Throughout**
- **Patio & Communal Garden**
- **Residents Parking**
- **Close To The High Street and Station**
- **Share of Freehold**

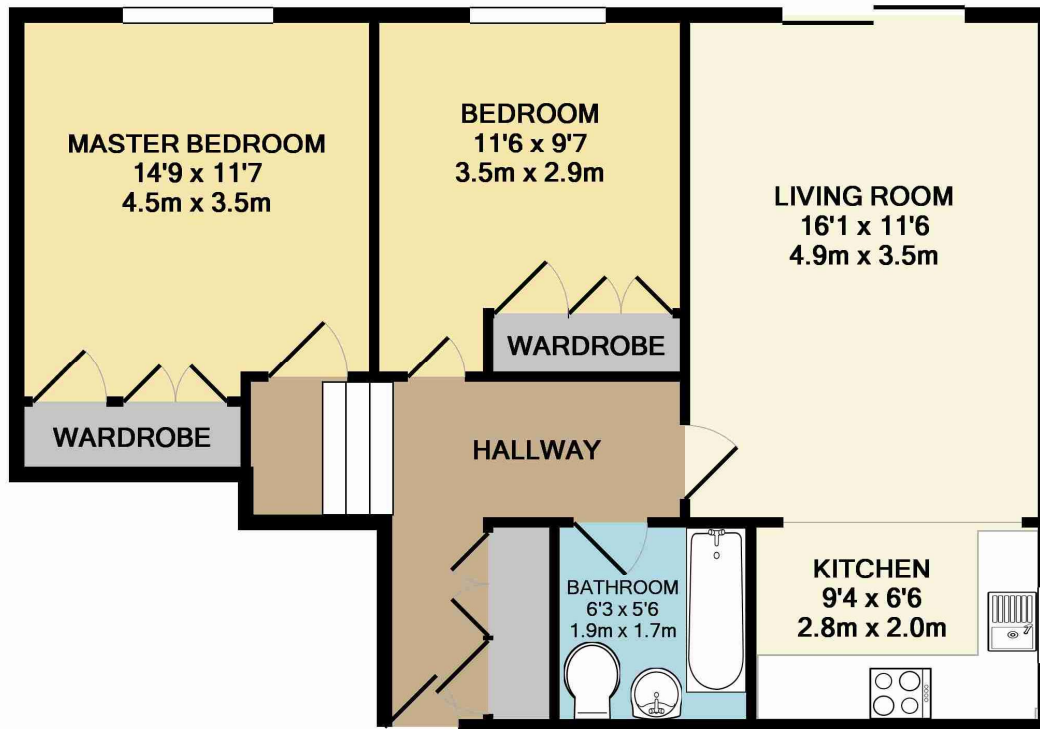
**Price £440,000**

A stunning, ground floor flat located within a short walk of the station and High Street. The accommodation comprises two double bedrooms, both with built-in wardrobes, a modern bathroom with water softening system, a large living room open to a fitted kitchen with doors opening out to a patio and communal gardens. There is new flooring throughout, additional storage in the hall and residents parking to the rear. The property is located close to excellent shops and restaurants and New Malden Station. Viewings are highly recommended. EPC rating C. 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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