

## Elm Road New Malden KT3



- **Two bedroom, Ground Floor, Period Conversion Flat**
- **Access to a garden**
- **Set in the heart of the `Groves`**
- **Share of Freehold property**
- **Walking distance to the High Street, Schools and Public Transport**
- **No Onward Chain**

**Price £450,000**

Set in the heart of the popular "Groves" a well presented ground floor period conversion flat which showcases original charm and period features. The accommodation comprises a bright front bedroom with a large bay window boasting a period fireplace. The second double bedroom has double doors leading out to the patio area. There is also a reception room, with space for a dining table, which leads in to the fully fitted kitchen with a further door leading out to the patio area and lawn. There is a family bathroom with overhead shower. Garden flats like this are rarely available and viewings are highly recommended. The property is Share of Freehold. No Onward Chain. Within walking distance to the High Street, public transport and Schools. EPC rating tbc. Council Tax Band C.







GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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