

Lawn Close New Malden KT3



- **Modern Split-Level Maisonette**
- **Open-Plan Living Room and Kitchen**
- **Three Double Bedrooms and Three Bathrooms**
- **Private Parking Space and Garden**
- **Catchment for Excellent Schools**
- **Walking distance to New Malden High Street and Station**

Price £695,000

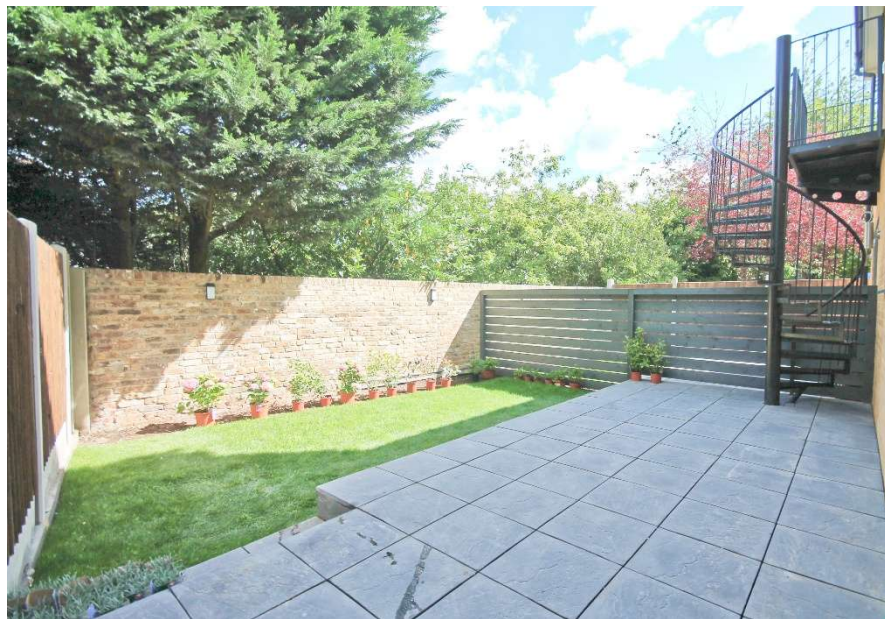
A stunning, modern, second and third floor maisonette offering fantastic living space, with high ceilings and high-end specifications throughout. The main open plan living, dining and kitchen area has a sliding door opening to a balcony and direct access spiral staircase down to the private rear garden; there is also access to the garden via the side gate. The modern kitchen has built-in appliances and sliding door access to a utility room. The two bedrooms on the first floor are both large doubles; one has an en-suite shower room and there is also a further shower room on this floor. The top floor has a useful landing area, which can be used as office space. This space leads into a magnificent main bedroom with double doors and Juliet balcony with fantastic views towards Richmond Park and London; there is also a large walk-in storage area and a spacious en-suite bathroom. The property comes with private parking, side access, solar panels and is ideally located in the popular 'Groves' area close to the High Street, station and excellent schools; viewings are highly recommended. EPC rating B. Council Tax Band E.





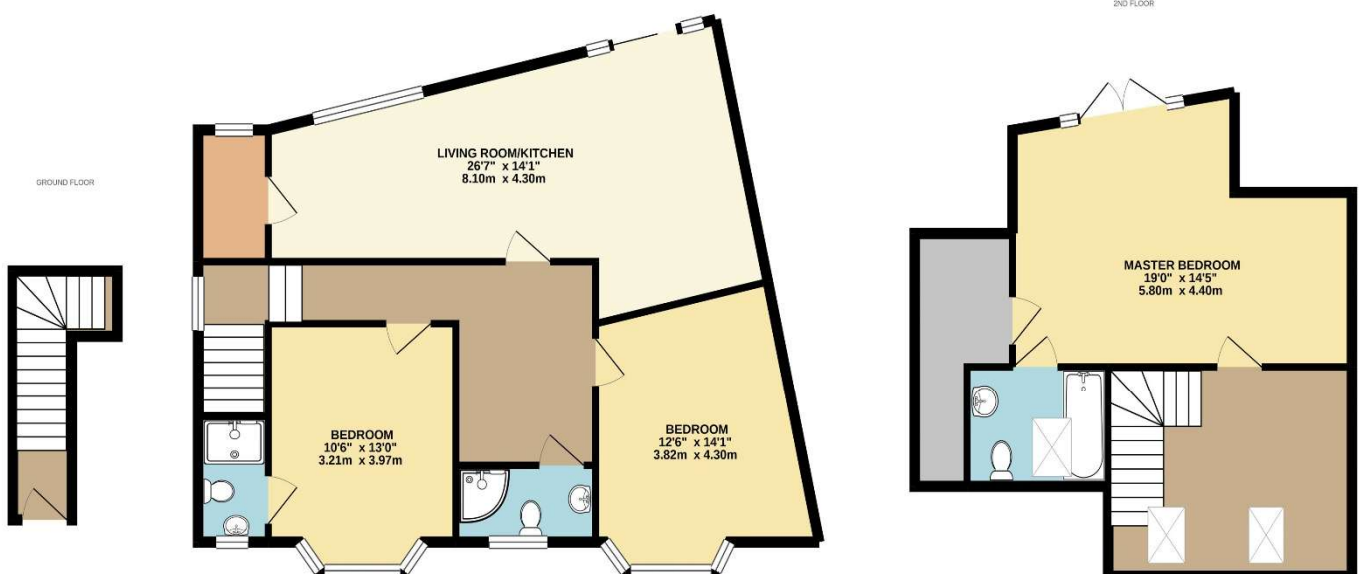






1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1270sq. ft. (118.0 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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