

South Lane New Malden KT3



- **Modern Two Double Bedroom Split Level Flat**
- **Over 800 Square Feet of Accommodation**
- **Kitchen/Breakfast Room**
- **Balcony and Communal Gardens**
- **Close to Excellent Transport Links**
- **Easy Access to New Malden Station**

Price £375,000

With an enviable square footage of over 800 this split level first and second floor flat really is unusual. With the functional layout of a bright double reception and kitchen/breakfast room on the same level and two large double bedrooms and bathroom above, together with excellent storage space throughout, a good sized balcony overlooking the well maintained communal gardens; making this a superb first home or an ideal investment. There is plenty of "on street parking" too. The property is well located for easy access to both Kingston and Wimbledon as well as being easy walking distance of New Malden High Street. In addition there is plenty of green space within easy reach including the Hogsmill Nature Reserve, Richmond Park and Wimbledon Common. EPC rate C. Council Tax Band C.

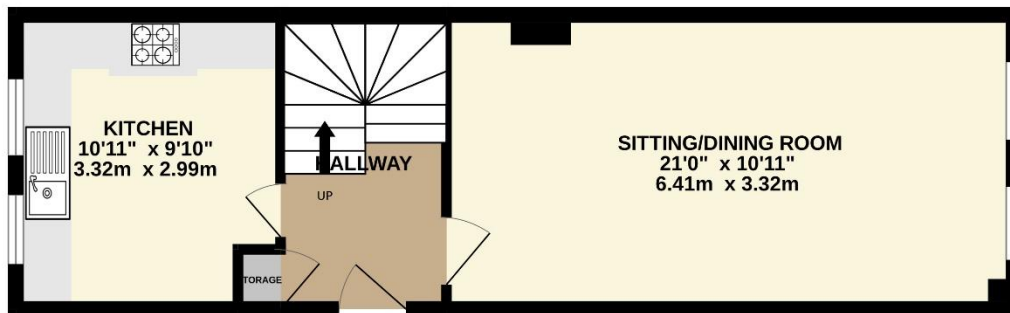




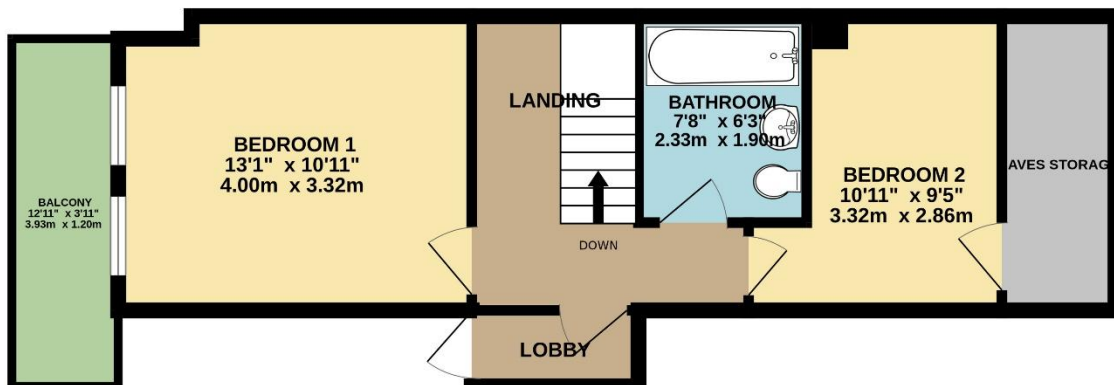




GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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