

## Montem Road New Malden KT3



- **Light and Airy Two Bedroom Split Level Flat**
- **Large Reception Room**
- **Modern Fitted Kitchen/Breakfast Room**
- **Superb Bathroom with Free Standing Bath**
- **In the Heart of New Malden**
- **Close to the High Street and Station**
- **Share of Freehold**
- **No onward chain**

**Price £385,000**

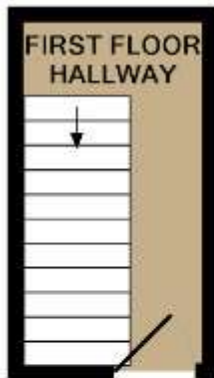
In the heart of New Malden is this lovely bright and airy two bedroom split level conversion flat. This property is an ideal combination for modern living whilst keeping the character and charm of the Victorian property in which it is housed. A spacious reception room makes for easy entertaining while the fully fitted kitchen/breakfast room is great for everyday. Also situated off the landing, which is showered with light from the skylight, there are two bedrooms, an excellent sized double and single bedroom as well as an enviable bathroom with an elegant free-standing bath as well as a separate shower cubicle. This property is perfectly located in this popular road just a short walk from the High Street and Station. Perfect for a First Buyer who wants easy access into town. New Malden is a highly desirable area with a strong community feel and for those that like open spaces advantage can be taken of the majestic Richmond Park or renown Wimbledon Common. EPC rating D. Council Tax Band C. NO ONWARD CHAIN



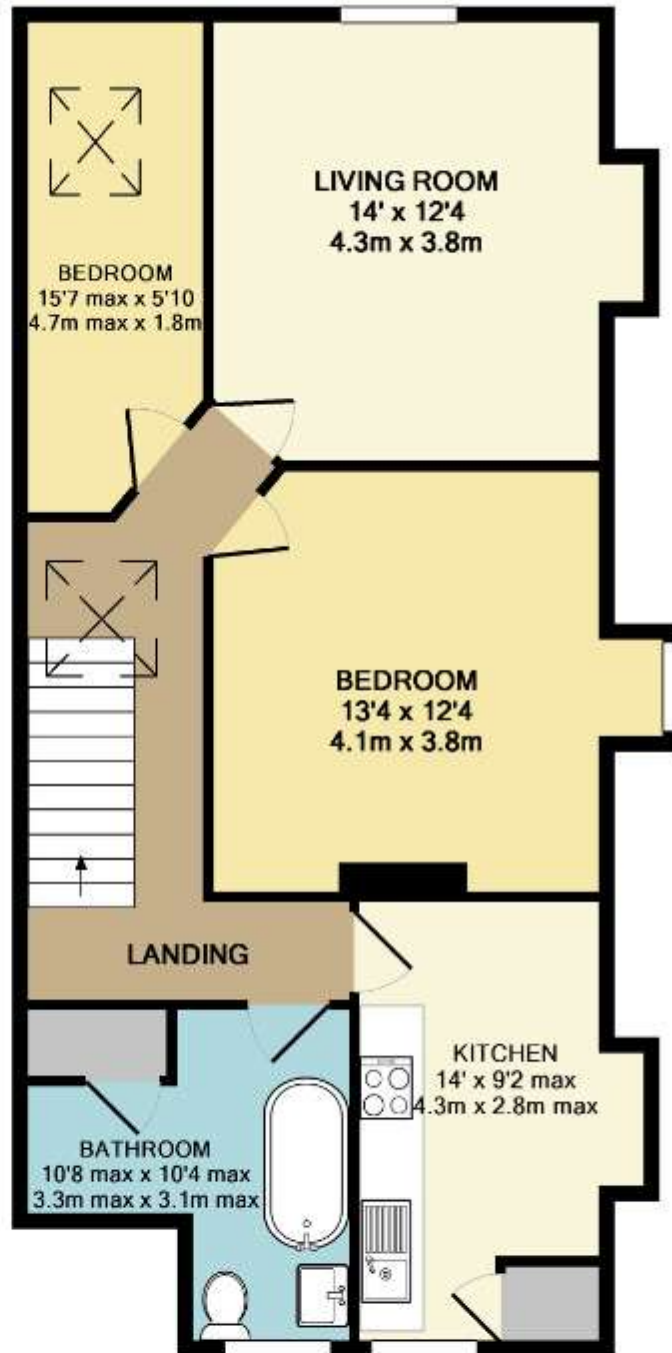








1ST FLOOR  
APPROX. FLOOR  
AREA 66 SQ.FT.  
(6.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 744 SQ.FT.  
(69.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 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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