

## Claremont Avenue New Malden KT3



- **First & Second Floor Period Conversion**
- **Light Filled Living/Dining Room**
- **Two Large Double Bedrooms**
- **Bathroom with Separate Shower**
- **Direct Access to a Private Garden**
- **Close Proximity to Motspur Park Station**
- **Share of Freehold**

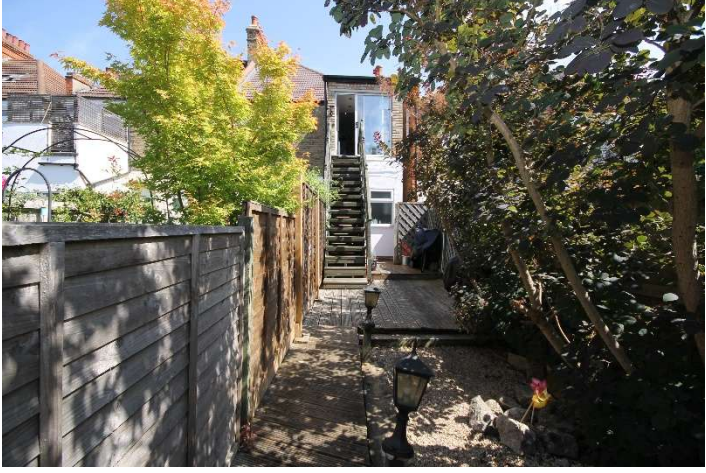
**Price £435,000**

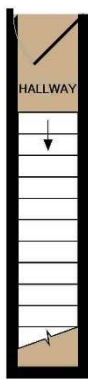
Situated on the first and second floor of this attractive period conversion is this surprisingly spacious two double bedroom flat comprising large living/dining room which floods natural light into the building, a fitted kitchen with breakfast nook overlooking the private garden to the rear, accessed directly by a wooden staircase, a good sized, modern bathroom with bath and separate shower. Located within close proximity to Motspur Park Station and within easy access of the A3. There's plenty more on your doorstep including Raynes Park providing a range of amenities, including restaurants, Waitrose and some independent shops. EPC rating E. Council Tax Band C. NO ONWARD CHAIN



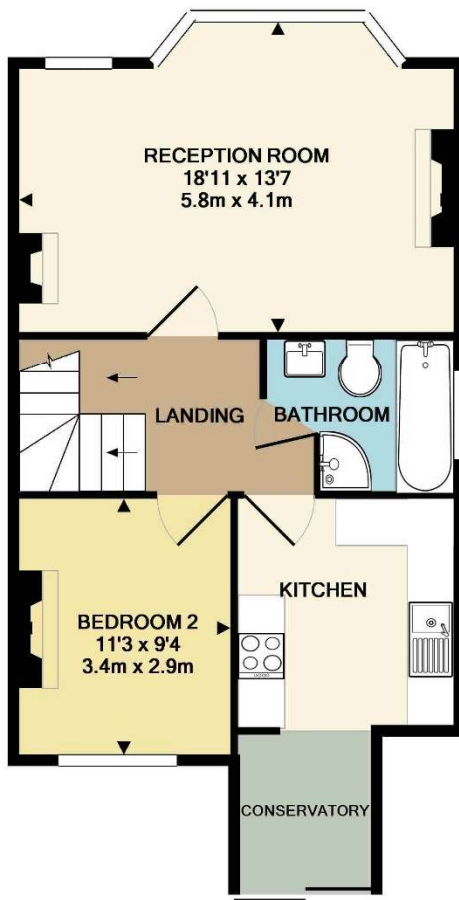








GROUND FLOOR  
APPROX. FLOOR  
AREA 46 SQ.FT.  
(4.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 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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