

Albemarle Gardens New Malden KT3



- **Gorgeous First Floor Maisonette**
- **Two Generous Double Bedrooms**
- **Open- Plan Kitchen/Dining/Living Room**
- **Share of Freehold**
- **Private Garden with Summer House**
- **Private Entrance**

Price £465,000

Step across the threshold of your own private sanctuary into this beautifully curated first-floor maisonette, where the soulful charm of period elegance dances in perfect harmony with contemporary flair. The property has curb appeal; as you enter, you are greeted with a warm and inviting, large entrance hallway, which is beautifully presented and offers a great space that is also functional. As you go up the stairs, there is a split landing; each room unfolds with a generous grace, from the light-drenched, open-plan reception room/ kitchen, ideal for modern entertaining, to two spacious double bedrooms and a sleek, modern bathroom. Outside, your private garden awaits, with a superb summer house designed as a perfect spot for a comfy gathering and conversations over drinks and nibbles. With the rare facility of a large loft space and share of freehold, this is not merely a home, but a poetic retreat. New Malden is a highly desirable area with a strong community feel and for those that would also like to take advantage of the local amenities and conveniences of Kingston-Upon-Thames and Wimbledon, these are a short distance from your doorstep. EPC C. Council Tax Band C.





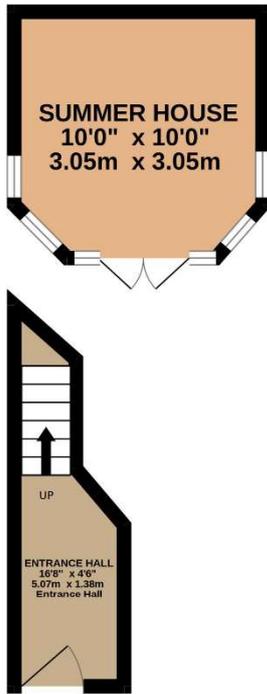








GROUND FLOOR
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

