

## Beresford Road New Malden KT3



- **Edwardian, one bedroom, ground floor maisonette**
- **Beautifully presented, period charm with modern finishes**
- **Share of Freehold**
- **Direct access to private garden**

**Price £385,000**

Situated within a popular cul-de-sac, this beautifully presented Edwardian ground floor maisonette offers approximately 600 sq ft of accommodation and benefits from a share of the freehold. The property has been sympathetically refurbished by the current owners and combines period charm with modern finishes. Improvements include a stylish fitted kitchen, contemporary bathroom, complete rewire, upgraded heating system, replastering and redecoration throughout. The well-proportioned accommodation includes a bright reception room, double bedroom, modern bathroom and a superb kitchen, together with useful built-in storage. Outside, there is a private garden, creating an ideal space to relax and entertain. Council Tax band C and EPC rating D.



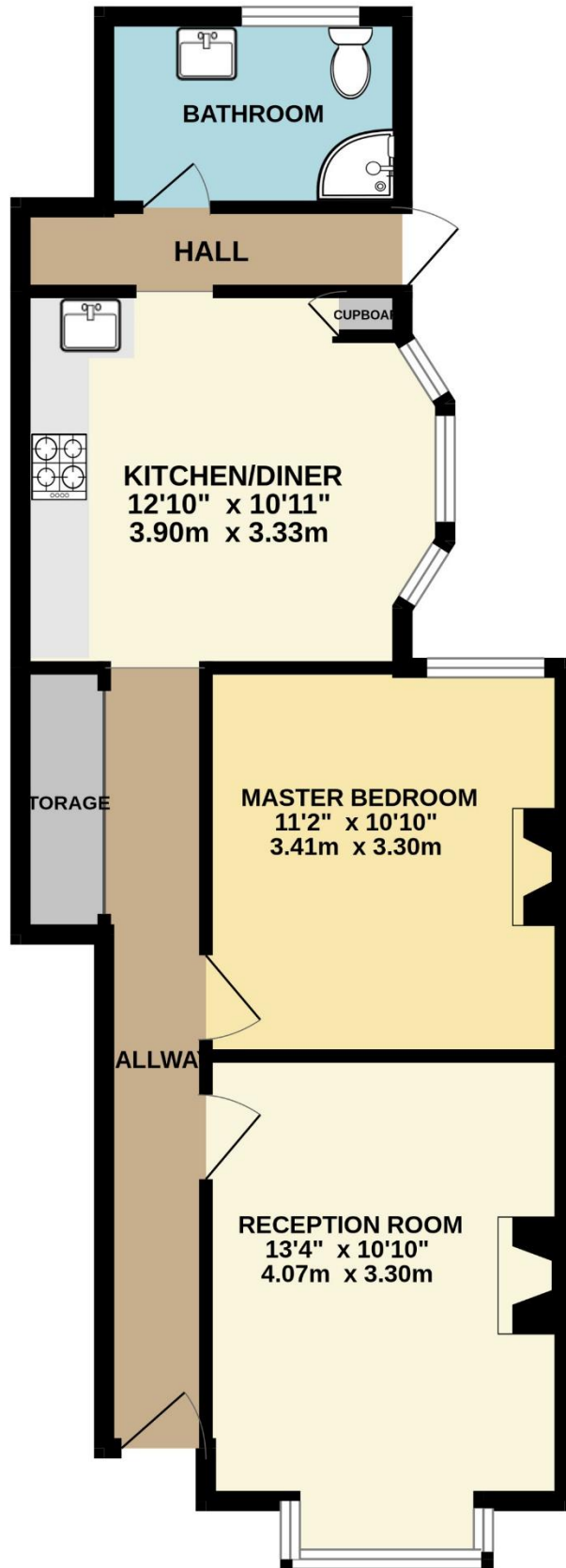








GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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