

Claremont Avenue New Malden KT3



- **Two Bedrooms. Two Bathrooms**
- **Ground Floor Period Conversion**
- **Direct Access to Private Rear Garden**
- **Insulated with Electrics - Office/Studio Room**
- **Close to Motspur Park Station**

Price £410,000

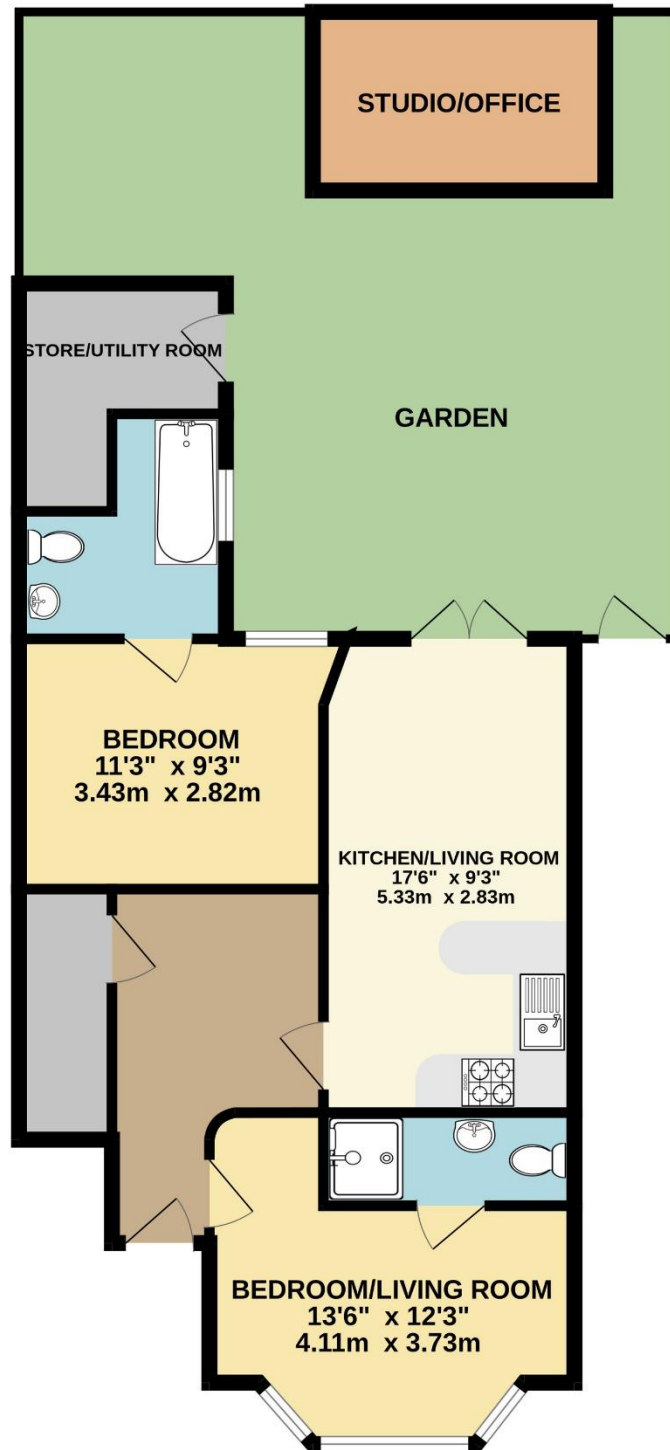
An exceptional ground floor garden apartment set within a period conversion. This lovely residence is presented in excellent decorative order throughout, seamlessly blending period charm with contemporary fixtures. The heart of the home is a bright, open-plan kitchen and living room, designed for relaxed living. The accommodation comprises two well-proportioned bedrooms, each benefiting from its own luxury en-suite bath or shower room. A highly practical separate utility cupboard keeps laundry tucked away neatly. A defining feature of this property is the direct access to a generous, private rear garden. The outdoor space includes valuable side access and concludes with a premium summer house at the far end. This versatile, insulated, detached structure is fully equipped to serve as a quiet home office, creative studio, or garden retreat. Claremont Avenue is perfectly positioned to enjoy everything the local area has to offer. Motspur Park station is just a short walk away, offering frequent and direct rail links into central London. EPC D. Council Tax Band C.







GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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