GROVES
Your key to a happy home

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Coombe Road New Malden KT3



- **Spacious Studio Room**
- **Separate Kitchen**
- **Plenty of Storage Space**
- **Close to New Malden Station**
- **Easy Walking Distance to New Malden High Street**

Price £170,000

Situated just a few minutes stroll from New Malden Station, this second-floor studio apartment offers a fantastic blend of space, convenience, and opportunity. Accessible via a lift, the property represents an ideal blank canvas for first-time buyers or savvy investor seeking a high-yield opportunity in a well-connected location. There is an exceptionally spacious studio room, flooded with natural light with floor to ceiling windows and featuring abundant built-in storage to maximize the floor plan.Unlike standard studio layouts, this property boasts a completely separate kitchen and a dedicated bathroom, providing a distinct sense of separation. Commuting is effortless with New Malden Station practically on your doorstep, offering swift and direct links into central London. Local high street amenities, cafes, and restaurants are all within easy walking distance. While the property requires some updating, it offers a wonderful opportunity for the incoming buyer to modernise to their own taste and add value. EPC F. Council Tax Band B.

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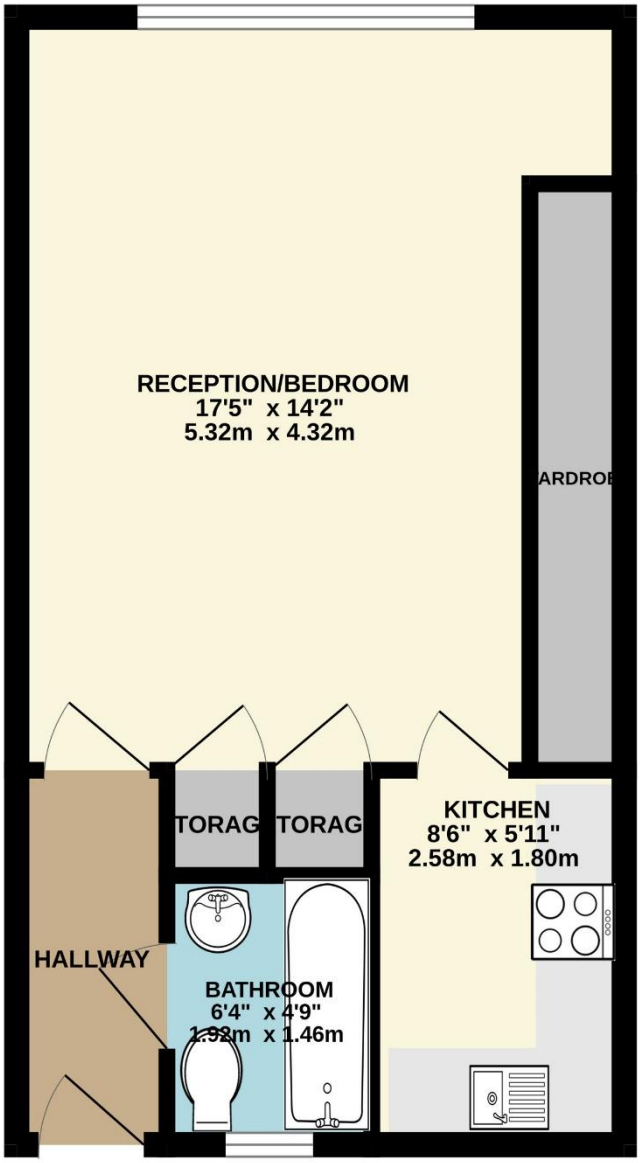








GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.8 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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