



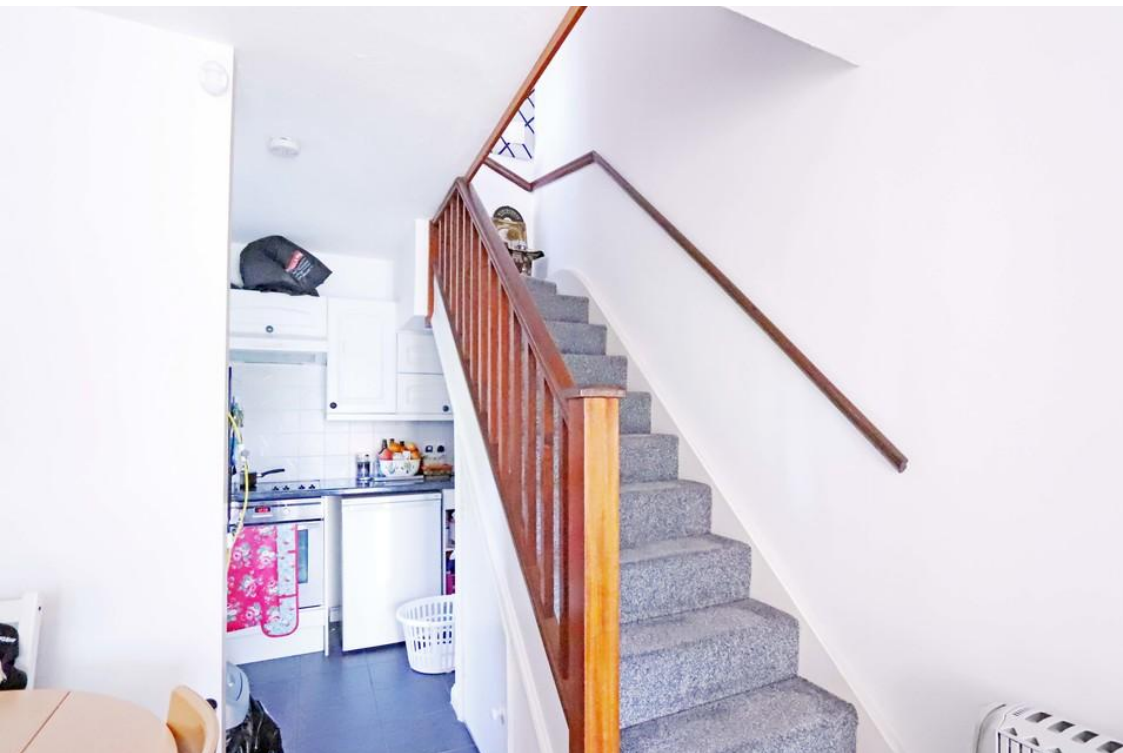
- 1 Double Bed Mid-terraced House
- Spacious Reception Room
- Fully Fitted Kitchen
- Easy Access to High Street

Tregaron Gardens, New Malden

*** **INVESTMENT ONLY** ***

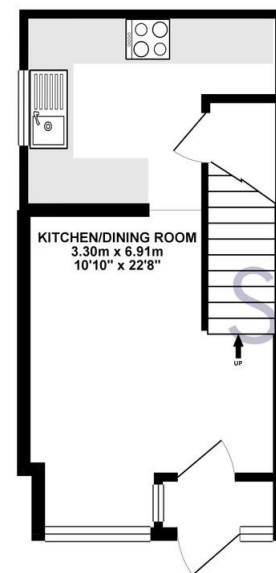
Located in the heart of New Malden, easy access to high street with various local amenities and 0.2 miles to New Malden Station. Includes a good size double bedroom with carpet flooring, a spacious reception room, a compact kitchen and a modern bathroom. Off-road parking and communal gardens.

Asking Price of £320,000



GROUND FLOOR 22.25 sq. m.
(239.50 sq. ft.)

1ST FLOOR 21.51 sq. m.
(231.50 sq. ft.)



TOTAL FLOOR AREA: 43.76 sq. m. (471.00 sq. ft.) 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 602/19

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	56	65		47	54
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

SeOUL Residential Ltd.
158 High Street
New Malden
KT3 4ES

020 8949 4989
sales@sr4u.co.uk
www.sr4u.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.