

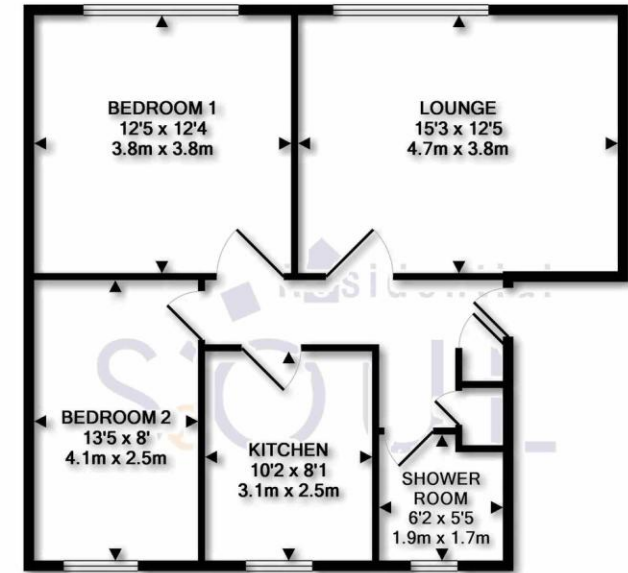


- located in the desirable 'Grove Location' of New Malden
- close to the town centre and station
- ample schools close by covering all ages
- gas central heating

Linden Grove, New Malden

£350,000

A spacious two double bedroom purpose built apartment, located in the desirable 'Grove Location' of New Malden. This first floor flat is set on a popular road, close to the town centre and station. Just a short walk to New Malden mainline station providing a direct and fast service into Waterloo (approx 22 mins). The property ensures quick access onto the main A3. There are ample schools close by covering all ages, along with pleasant parks to enjoy. The town centre offers a variety of high street shops, restaurants and cafes. The property benefits from gas central heating, two double bedrooms with fitted wardrobes, modern fitted shower room and kitchen. Available from mid of December with part furnished.



TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

SeOUL Residential Ltd
158 High Street
New Malden
KT3 4ES

www.sr4u.co.uk
020 8942 3579 / 020 8949 4989
info@sr4u.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.