



- A bright Two Bedroom first floor flat
- Quietly Located and close to amenities in New Malden
- Garage
- Access to a pretty communal Garden

Offers In Region Of £410,000

Sycamore Grove, New Malden

Flat, 59 sq m, Leasehold

- Local Authority
 - Kingston upon Thames Royal Borough

- Council Tax
 - Band : C
 - Cost : £1,562

- Leasehold Details
 - Service Charge : £1,100
 - Ground Rent : £100

- Viewing Arrangements
 - Strictly by appointment

- Contact Details

158 High Street
New Malden
Surrey
KT3 4ES

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020 8942 3579



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 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		Environmental Impact (CO ₂) Rating	
	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	75	81	(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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