



- Two Double Bedrooms and large size master bedroom
- First Floor flat
- Assigned Residential Parking
- Modern Bathroom & Kitchen

Kingston Road, New Malden

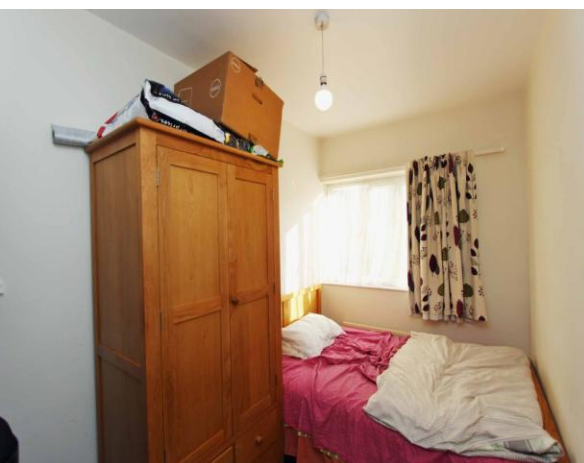
Offers In Region Of £350,000

SeOUL Residential are delighted to offer a well presented, First floor two bedroom flat set on very popular area in New Malden. Enviably located just a short distance from New Malden high street and BR Station (0.3 mile) which is the main line to London Waterloo within 20 minutes. This house is offered for sale in good decorative order through. Benefits from allocated parking space, modern Kitchen, and spacious reception room. There are ample schools close by covering all ages, along with pleasant parks to enjoy.



TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 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	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>(92 plus)</small> A			
<small>(81-91)</small> B			
<small>(69-80)</small> C			
<small>(55-68)</small> D			
<small>(39-54)</small> E			
<small>(21-38)</small> F			
<small>(1-20)</small> G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

<small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>(92 plus)</small> A			
<small>(81-91)</small> B			
<small>(69-80)</small> C			
<small>(55-68)</small> D			
<small>(39-54)</small> E			
<small>(21-38)</small> F			
<small>(1-20)</small> G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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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.