

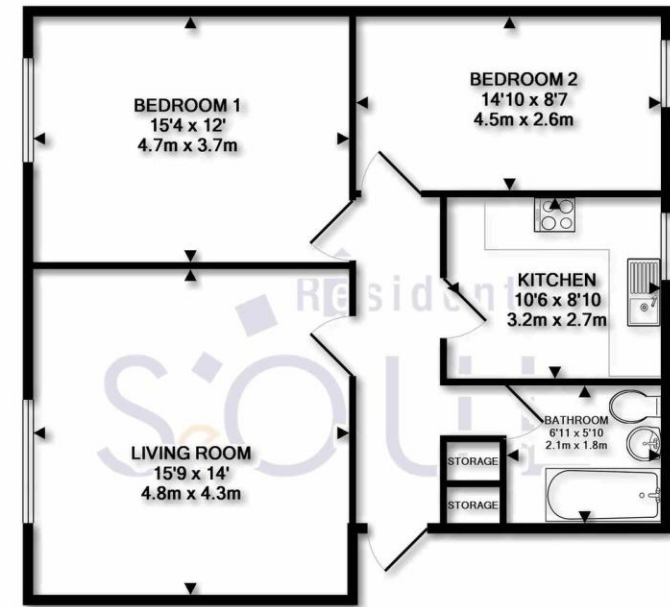


- Spacious 2 Double bed Flat
- Close proximity to High street and BR Station
- Good school catchment
- Electric Storage Heater

Linden Grove, New Malden

Asking Price Of £335,000

A purpose built spacious two double bedroom flat located in popular 'Grove Location' of New Malden. This third floor flat is set on a popular road, close to the town centre, station and schools for kids. The accommodation comprises two double bedrooms, fitted kitchen, modern bathroom, a spacious living room and there are communal gardens and allocated resident/visitor parking within the development. It also benefits from gas central heating, fitted wardrobes and offered for sale with no forward chain.



TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 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		Current	Potential
Very energy efficient - lower running costs					
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC				
				55	73
Very environmentally friendly - lower CO ₂ emissions					
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions					
England & Wales	EU Directive 2002/91/EC				
				55	64

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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.