



HUNTERS[®]

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Shelley Court, New Malden

Guide Price £300,000



NO CHAIN!Hunters are pleased to bring on the market this second floor apartment with three bedrooms, located in a sought after area of New Malden. The layout of the property provides a generous living space with a large reception room, a separate fully equipped kitchen, and three double bedrooms. The family bathroom includes a bathtub, and there is a separate toilet for added convenience. Additionally, the flat comes with a balcony to enjoy the views. Furthermore, there is a non-allocated parking for residents. This property enjoys an ideal location with close proximity to local amenities and excellent transport connections.

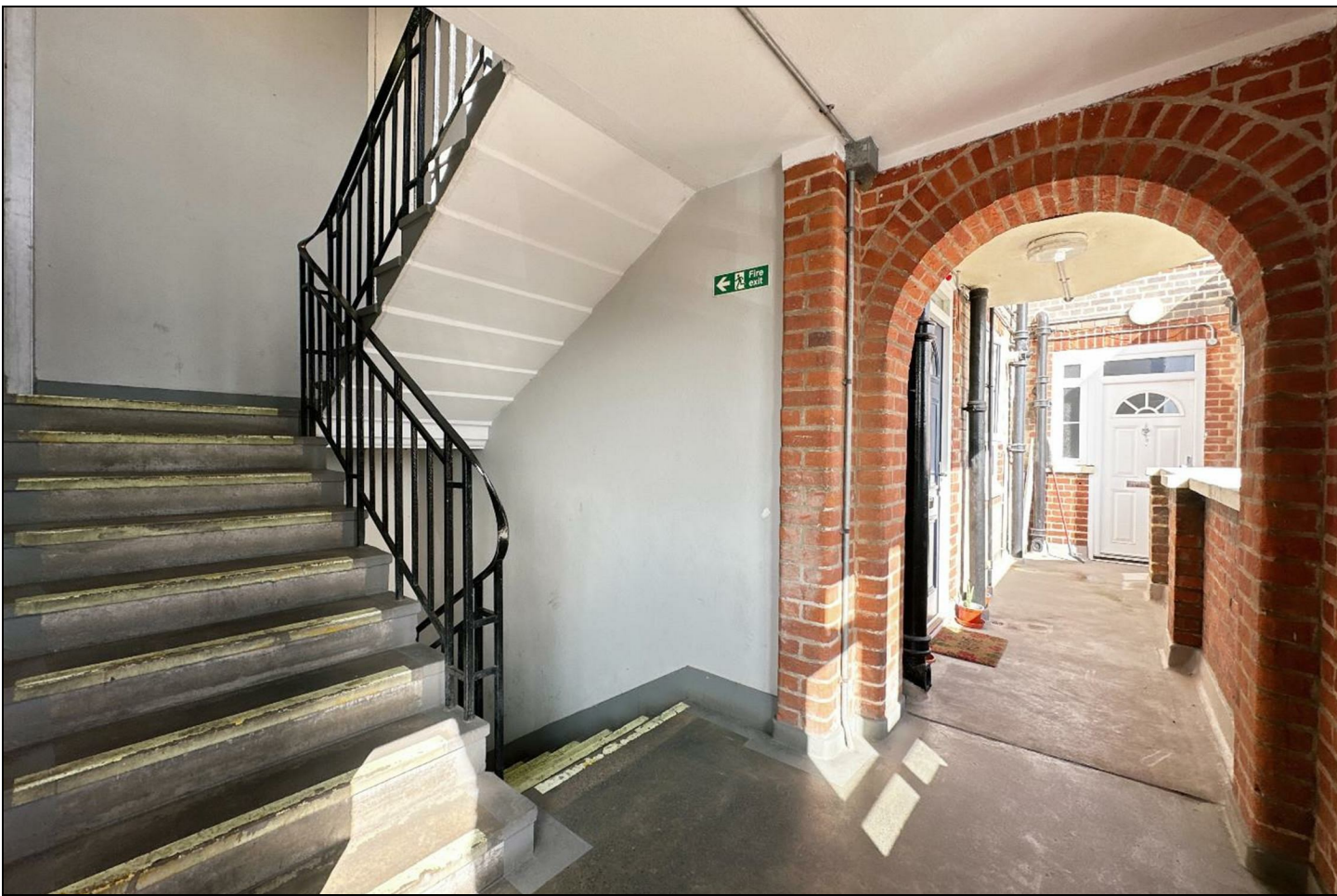
This is an ideal opportunity for buy to let investors as it comes with a tenant in situation generating income of £26,400 per annum. The investment yield is 8.8%.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



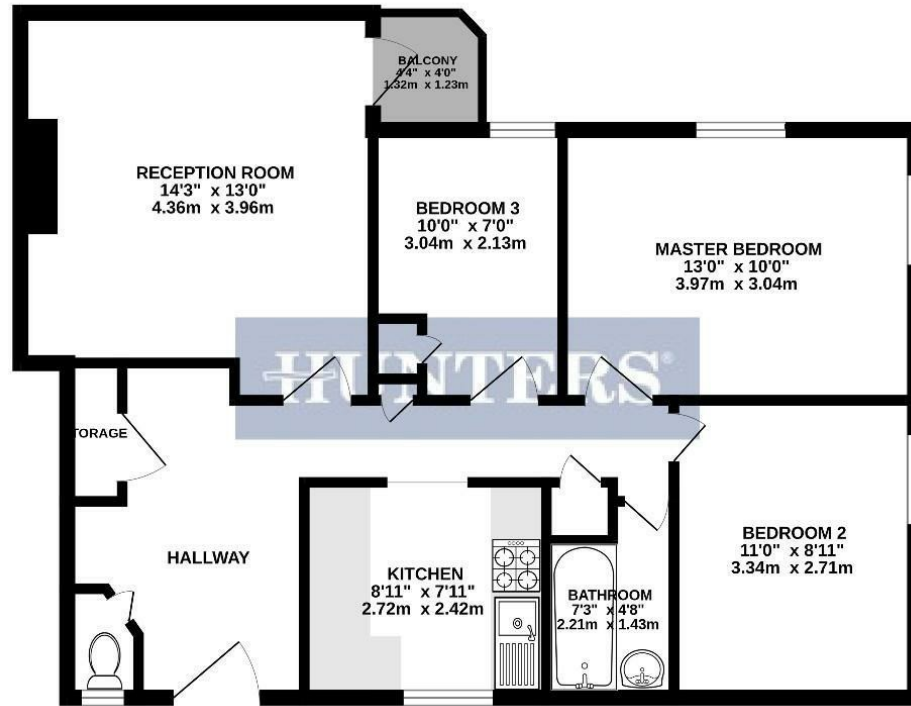
KEY FEATURES

- Second Floor Apartment
 - Three Bedrooms
 - Fully Fitted Kitchen
 - Balcony
 - Resident Parking
- Investment Opportunity
 - 8.8% Investment Yield
- Excellent Transportation Links
- Guide Price £300,000 - £325,000

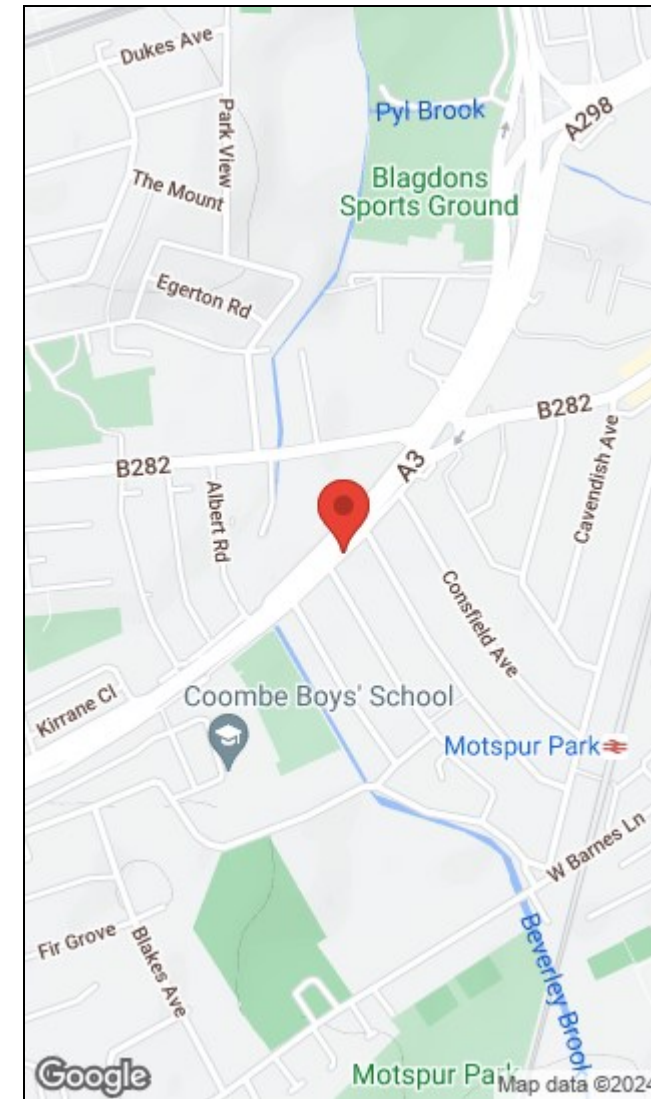




GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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