



Coombe Road, KT3

£600,000

Castanea Court has been crafted with individuality and an urban lifestyle promise. Castanea Court boasts an alluring loft-style feel. Each spacious apartment benefits from extravagant large windows, natural light-filled interiors, energy and cost-efficient underfloor heating, high-spec finish and either a balcony, terrace or winter garden. From infrastructures and amenities to service, Castanea Court is the creation of a holistic approach to design and lifestyle. With an entrance hallway including a concierge desk to a parcel room with a 24-hour parcel collection, bike storage and dedicated bike lift and a secure fob operated underground car park with electric charging points, all enviable features are carefully combined to inspire a safe and comfortable home with the modern convenience of urban living. Castanea Court elevates urban lifestyle in suburban living. Rarely does a space provide warmth and comfort like this.

Located a 10 minute drive away from the quaint suburban town of Kingston, the epicentre of the Royal Borough of Kingston Upon Thames, New Malden is surrounded by Raynes Park, Richmond, Surbiton and Wimbledon. It is a vibrant place to live, rich in culture and entertainment that rivals central London yet is a calm oasis away from the busy city lifestyle. New Malden is bounded by the A3 to the south and the railway line divides the area. Kingston Road is a major route from the A3 into Kingston. Today, this pocket of Southwest London is a destination in itself. Voted as one of the safest and best places to live in London in 2022, and famous for its large Korean community, a traditional demographic is coexisting with an influx of young professionals and the flourishing market of high-end flats and apartments reflects the beginning of a new era.

Features

- Exceptionally convenient public transport links
- Close to shops, restaurants and amenities
- On site concierge and site manager
- Underground parking
- EV charging points
- Dedicated cycle lifts
- Private balconies, terraces or winter gardens to all apartments

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APARTMENT TYPE 07 CROSSHILL HOUSE



Living / Kitchen / Dining	5.32m x 7.69m	17'4" x 25'2"
Bedroom 1	2.74m x 5.24m	8'9" x 17'1"
Bedroom 2	2.75m x 3.93m	9'0" x 12'8"
Balcony	7.2 Sq m	77.5 Sq ft
Total Area	73.2 Sq m	787.8 Sq ft

ST-Store / FF- Fridge Freezer / W- Wardrobe

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



1st / 2nd / 3rd / 4th / 5th Floors (1st floor illustrated)