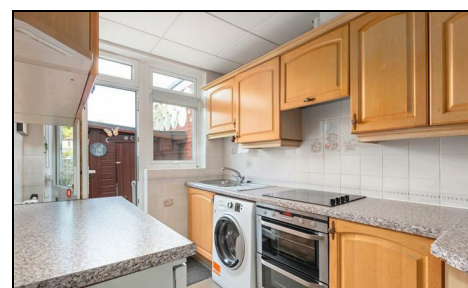


## Phyllis Avenue New Malden, KT3 6LB

**£600,000 Freehold**

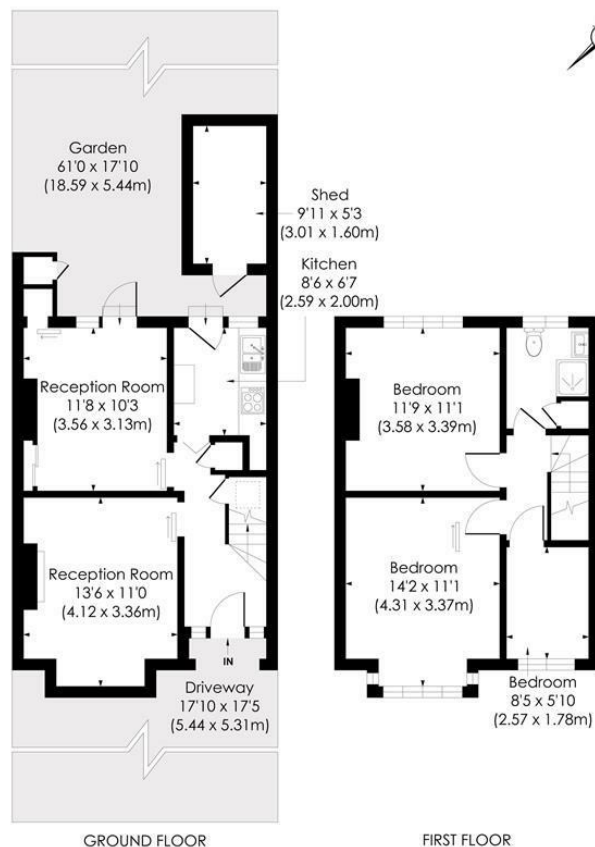


**This lovely three bedroom, mid terrace 1930s terrace house has a superb 61ft South East facing garden and is perfectly located for Motspur Park Station (0.4 Miles). This is an ideal first/second time purchase for an incoming purchaser to move into and over time finish to their own desired taste. There are two reception rooms, a separate kitchen and a neutrally decorated family bathroom. Offering excellent potential to extend to the loft and rear S.T.P.P. Off Street Parking & No Onward Chain.**



## PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area  
858 Sq. ft/79.70 Sq. m (Excl. Outbuildings)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

**pixangle** PROPERTY MARKETING  
this floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom
- 1930s Mid Terrace House
- 61ft South Easterly Facing Garden
- Two Reception Rooms
- 0.4 Miles to Motspur Park Station
- Off Street Parking
- Potential To Extend S.T.P.P
- No Onward Chain
- EPC Rating - TBC
- Council Tax Band - D



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| <b>A</b> (91-100)                           |         |           |
| <b>B</b> (81-90)                            |         |           |
| <b>C</b> (69-80)                            |         |           |
| <b>D</b> (55-68)                            |         |           |
| <b>E</b> (39-54)                            |         |           |
| <b>F</b> (21-38)                            |         |           |
| <b>G</b> (1-20)                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

