



**Prima Rosa High Drive, NEW MALDEN KT3 3UG**



**welcome to**

**Prima Rosa High Drive, NEW MALDEN**

We are delighted to offer this rare treat. A substantial, detached, coombe-side, 5 bedroom family residence; occupying a prominent much sought-after plot within the coombe region of New Malden. This property is ripe with the opportunity for extension, re-development, and investment

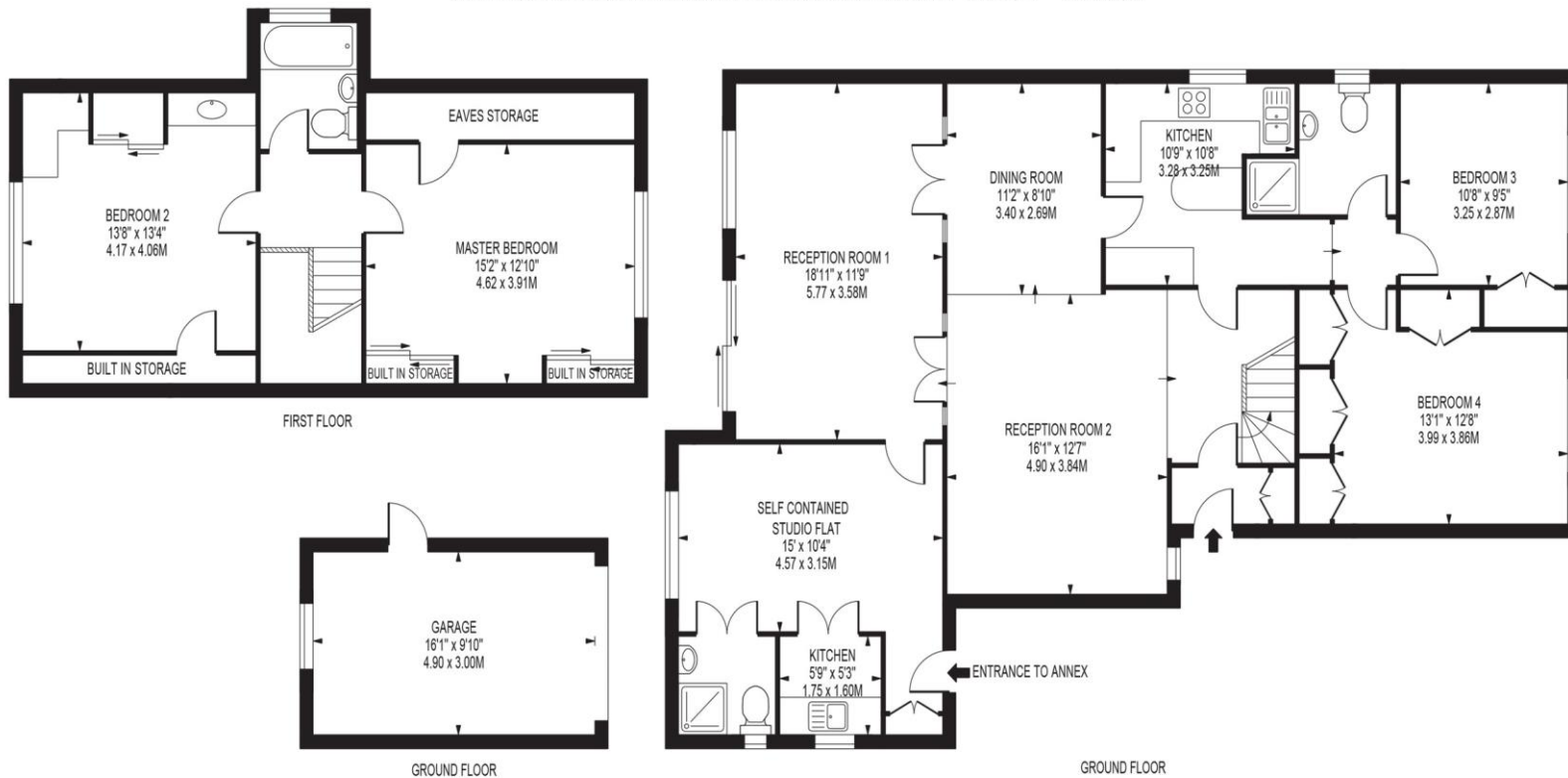


## PRIMA ROSA, HIGH DRIVE, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1900 SQ FT - 176.52 SQ M**  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **58 SQ FT - 5.39 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **158 SQ FT - 14.70 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to offer this rare treat. A substantial, detached, coombe-side, 5 bedroom family residence; occupying a prominent much sought-after plot within the coombe region of New Malden.

This property is ripe with the opportunity for extension, re-development and investment.

This exceptional family residence offers ample living space with three separate reception rooms, three bathrooms, five bedrooms, built in storage throughout, ample natural light, large separate garage as well as a well maintained private rear garden.

Not only this, this property is complete with a self-contained studio flat which was previously used to generate an impressive rental yield.

Rare to the market and located within arguably the most sought-after region of New Malden, this opportunity to develop this already impressive family residence is not one to be missed.

welcome to

## Prima Rosa High Drive, NEW MALDEN

- Planning Permission Granted for Approx. 3000 sqft Residence - Plans Available
- Ample Opportunity For Investors/Developers/Downsizing
- Flexible Living Arrangement
- Separate Garage
- Large Separate Garage

Tenure: Freehold EPC Rating: C

guide price

**£1,500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106843](https://barnardmarcus.co.uk/Property/NML106843)



Property Ref:  
NML106843 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)