



barnard marcus

New Malden House Blagdon Road, New Malden KT3 4DZ



welcome to

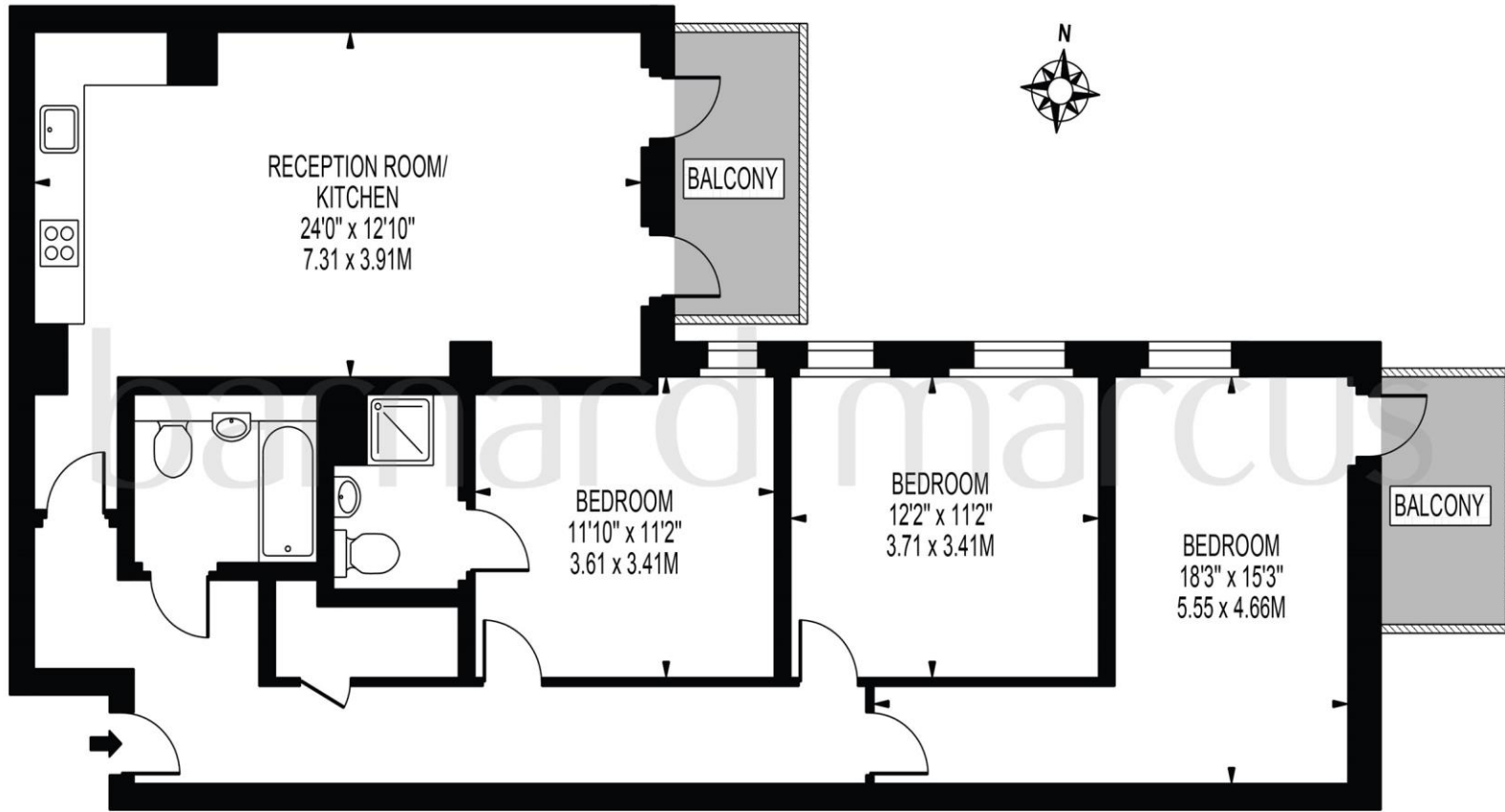
New Malden House Blagdon Road, New Malden

We are proud to present this luxury apartment situated in a highly desirable location, only steps away from New Malden High Street



BLAGDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1072 SQ FT - 99.59 SQ M



FOURTH FLOOR

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 proud to present this luxury apartment situated in a highly desirable location, only steps away from New Malden High Street.

This stunning three bedroom, two bathroom apartment benefits from three generous double bedrooms, en-suite shower room, family bathroom and two private balconies off bedroom three and the bright and airy kitchen reception room.

Offering 1072qft of internal space, this is among the largest in the building. Benefitting from a well-proportioned family bathroom, utility cupboard and an open plan modern fitted kitchen.

The development is situated within catchment area of top primary/secondary schools, short walk from 2 parks, and a stone's throw away from an extensive range of amenities, including a fabulous selection of eateries on New Malden high street. New Malden station (National Rail) is a 5 minute walk and offers quick and easy connections to London Waterloo. A3 access is within close proximity leading to M25 or Central London.

The building benefits from concierge and this specific apartment has the premium addition of a private parking space.

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- 2 Private Balconies
- Three Double Bedrooms
- Benefits From Concierge
- Modern Fitted Kitchen
- Underfloor Heating in Both Bathrooms
- Heated Bathroom Tower Rails
- Great School Catchment Area
- Local Parks
- Private Off-Street Parking
- Resident's Association
- Local GPs and Dentists

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107050



Property Ref:
NML107050 - 0011

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.



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