



barnard marcus

**Blakes Lane, New Malden KT3 6NP**



**welcome to**

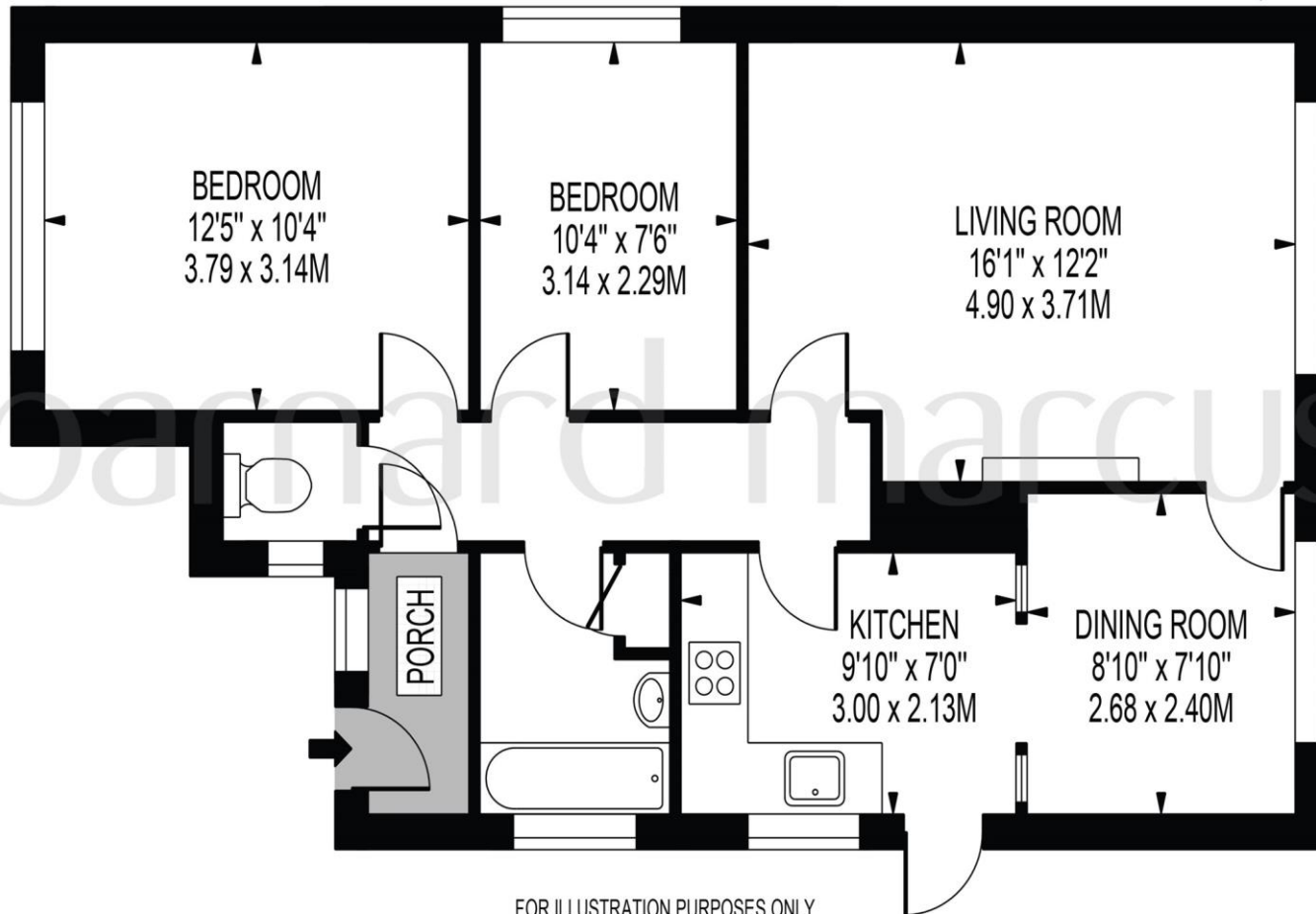
**Blakes Lane, New Malden**

An exciting opportunity to acquire this ground floor, 2 double bedroom maisonette offering a generous private rear garden as well as a great deal of easy living space while still offering the potential to lightly modernise.



# BLAKES LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.37 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.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Located within easy reach to National Rail and A3 Corridor, this extremely well presented, CHAIN FREE 2 double bedroom ground floor maisonette offers a great deal of easy living space while still offering the potential to lightly modernise.

From the front of the property you are greeted with an undercroft private parking space with side access into the larger than average south facing private rear garden.

This bright and airy flat is the ideal purchase for First Time Buyers, Downsizers, and Investment Buyers. With great access to local amenities and public transport - viewings come highly recommended

welcome to

## Blakes Lane, New Malden

- No Onward Chain
- 2 Double Bedroom Maisonette
- Large Direct Private Rear Garden
- Off Street Parking
- Close To National Rail

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107175](https://www.barnardmarcus.co.uk/Property/NML107175)



Property Ref:  
NML107175 - 0005

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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