



Penrith Road, New Malden KT3 3QS

welcome to

Penrith Road, New Malden

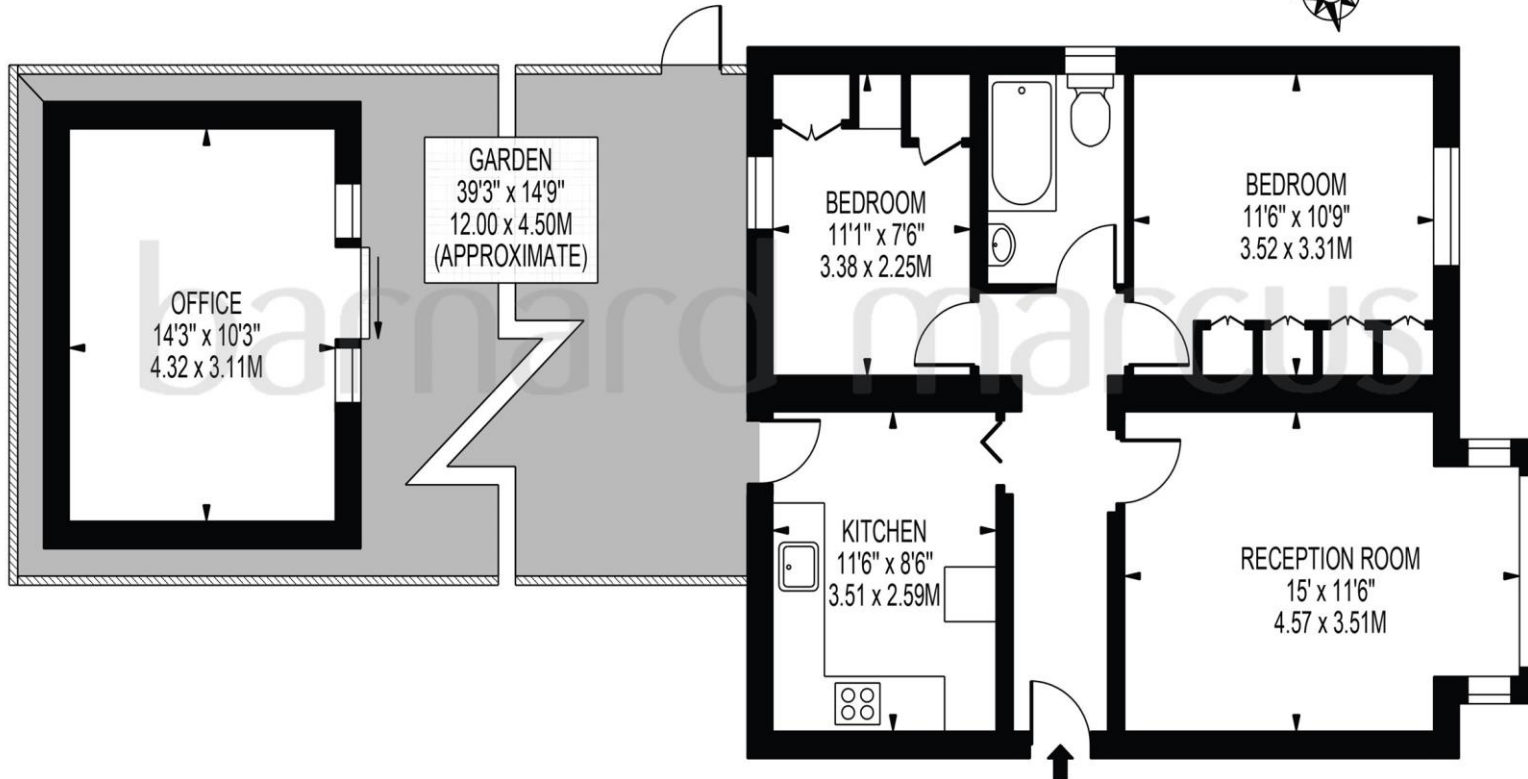
An exciting opportunity to acquire this beautifully presented, two double bedroom, share of freehold, ground floor, period-conversion with private west-facing rear garden with side access - within easy reach of New Malden high street and train station, with direct links to central London.



PENRITH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 622 SQ FT - 57.74 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 145 SQ FT - 13.44 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.

An exciting opportunity to acquire this beautifully presented, two double bedrooms, share of freehold, ground floor, period-conversion with private west-facing rear garden with side access - within easy reach of New Malden high street and train station, with direct links to central London.

Complete with side access and modern fully approved home office, private allocated parking, and quiet locality.

Further benefits include impressive floor-to-ceiling height, modern contemporary finish, low maintenance Astro Turf.

This property also benefits from built-in storage to both bedrooms, double glazing throughout with ample natural light and a fully fitted modern kitchen 'breakfast room.

Early viewings come highly recommended!

An ideal property for downsizers and young professionals.

welcome to Penrith Road, New Malden

- SHARE OF FREEHOLD
- Newly Fitted Wardrobes in both bedrooms, and double glazed throughout
- Private West-Facing Garden with own Side Entrance
- Garden Office / Studio
- Private Allocated Parking - to the rear of the property
- Quiet Locality
- Close Proximity to New Malden High Street and National Rail links to London
- Modern Contemporary Finish

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 May 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107219](https://www.barnardmarcus.co.uk/Property/NML107219)



Property Ref:
NML107219 - 0009

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



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



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