



Penrith Road, New Malden KT3 3QS

welcome to

Penrith Road, New Malden

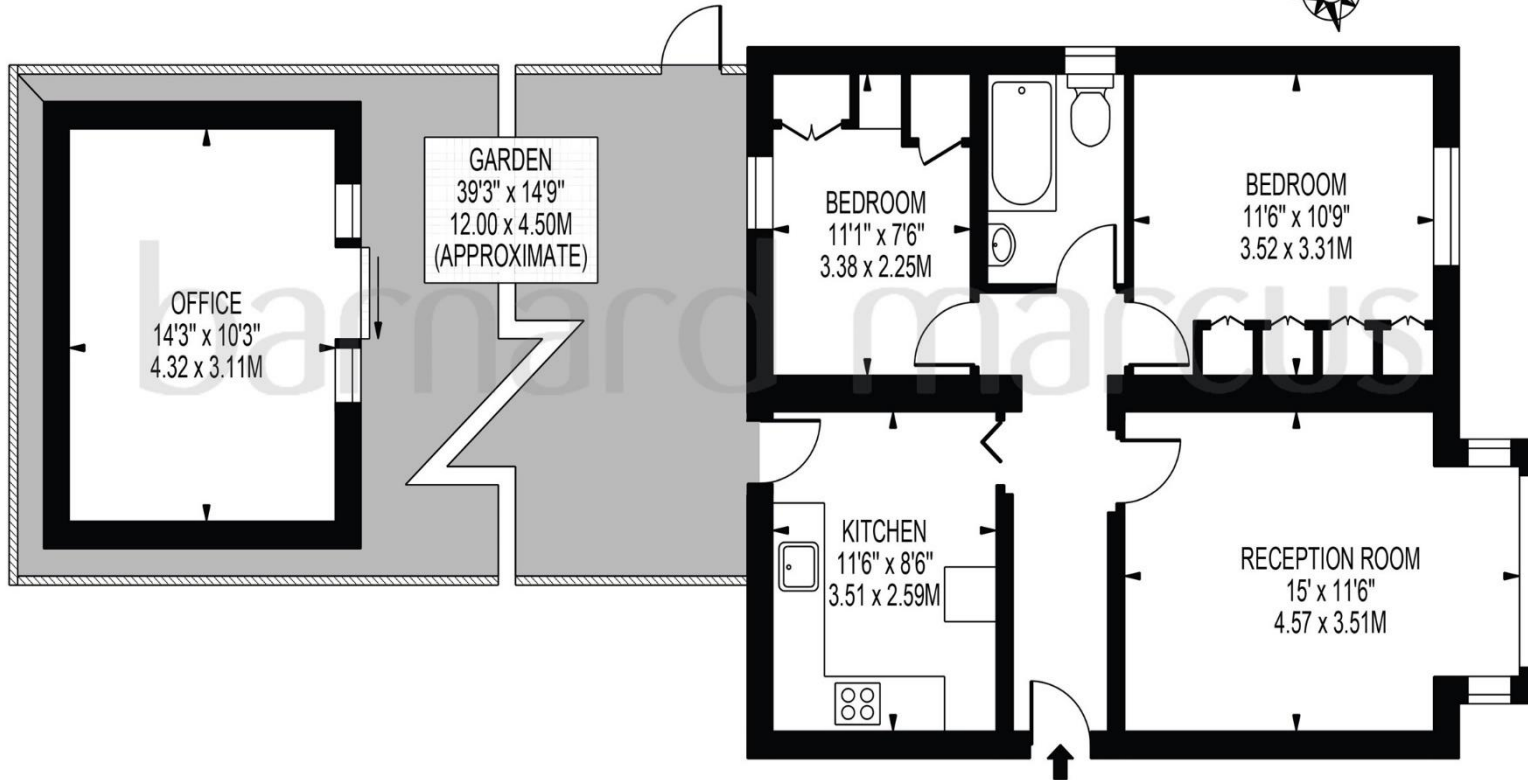
An exciting opportunity to acquire this beautifully presented, two double bedrooms, share of freehold, ground floor, period-conversion with private west-facing rear garden with side access - within easy reach of New Malden high street and train station, with direct links to central London.



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 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.

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.

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- 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
- Share Of Freehold

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

£475,000



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 - 0010

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