



barnard marcus

**Kingston Road, New Malden, KT3 3FN**

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**welcome to**

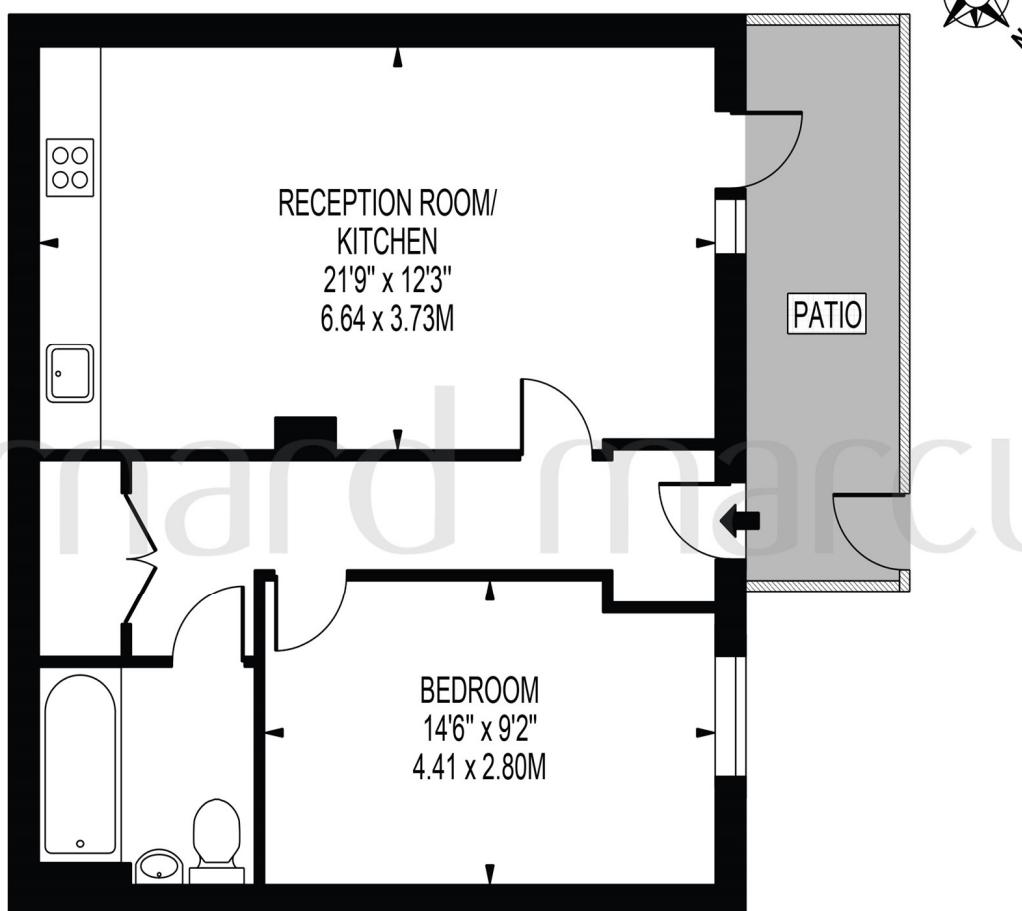
## **Kingston Road, New Malden**

We are delighted to offer this superb, ground floor, recently constructed, light and spacious, high specification maisonette, offering well-appointed accommodation and ample built-in storage to the main entrance hall.



# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 545 SQ FT - 50.64 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 superb, ground floor, recently constructed, light and spacious, high specification maisonette; Offering well-appointed accommodation, with ample built-in storage to the main entrance hall

Further benefits include, high quality, fully fitted modern bathroom, bespoke integrated fitted kitchen.

In addition this property has its own private courtyard patio area, with direct access from the through lounge, long lease and convenient location within easy reach to both New Malden and Kingston Town Centre.

welcome to

## Kingston Road, New Malden

- One Bedroom
- Long Lease
- Close Proximity to both New Malden and Kingston Town Centre
- Ample Built-in Storage
- Ground Floor

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£325,000**



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Property Ref:  
NML107251 - 0013

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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.

Please note the marker reflects the postcode not the actual property



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