



barnard marcus

Albemarle Gardens, New Malden, KT3 5BD

welcome to

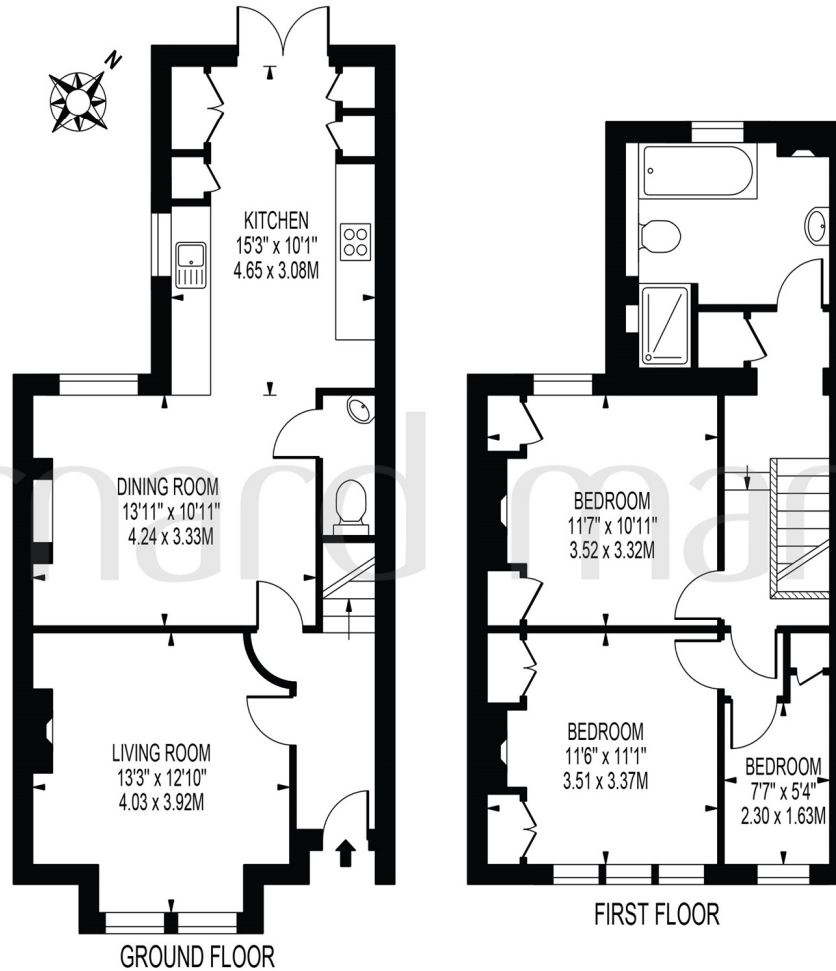
Albemarle Gardens, New Malden

We are proud to present this outstanding, three bedroom, mid terraced, period family home. Offering beautifully presented accommodation arranged over two floors with a stylish blend of contemporary finish throughout.



ALBERMARLE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1035 SQ FT - 96.17 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 proud to present this outstanding, three bedroom, mid terraced, period family home. Offering beautifully presented accommodation arranged over two floors, with a stylish blend of contemporary finish throughout.

Complete with a bespoke, modern, fully fitted kitchen, high specification bathroom, separate shower cubicle as well as family bath, double glazing and gas fired central heating; combined with a wealth of period features.

To the ground floor, this property has a large front reception, downstairs WC; an open-plan kitchen/diner ideal for entertaining. Complete with underfloor heating and french doors leading out to a decked patio area.

Continue to the first floor is a further two, generous, double bedrooms, complete with built-in storage and air conditioning unit to the front bedroom, third single bedroom and an impressive modern family bathroom- with a separate shower cubicle and underfloor heating.

Offered to the market with no onward chain!

welcome to

Albemarle Gardens, New Malden

- No Onward Chain
- Built- In Storage
- Double Glazing
- Period Family Home
- Open Plan Kitchen/ Diner

Tenure: Freehold EPC Rating: D

guide price

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106515



Property Ref:
NML106515 - 0007

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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