



barnard marcus

The Fountain 120 Malden Road, New Malden KT3 4FF

welcome to

The Fountain 120 Malden Road, New Malden

A beautiful 725sqft 2 bedroom apartment with a private terrace, finished to a superb standard of specification, ready to move into now.





This beautiful 725 sqft apartment is located on the 3rd floor with a terrace. Finished to the highest specification and standard, ready for immediate occupation.

The Fountain is a stunning collection of 30 modern and stylish 1, 2 & 3 bedroom apartments in the heart of New Malden. Part of the Royal Borough of Kingston-upon-Thames, New Malden counts Raynes Park, Richmond, Surbiton and Wimbledon amongst its neighbours.

Conveniently located, close to local facilities on the High Street, the apartments enjoy a prime position in the heart of New Malden. The by the Fountain roundabout is a key connection between Kingston and New Malden and just a minute from the A3 - perfectly positioned for commuters.

It is less than a 10-minute walk to New Malden Station and from there you can be at Waterloo in just 24 minutes, putting Central London within easy reach.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Subject to T&Cs, ask for further information

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The Fountain 120 Malden Road, New Malden

- Ready To Move Into
- 10 Year NHBC Warranty
- 2 Bedroom Apartment
- 725 sqft 3rd floor apartment with Terrace
- No Ground Rent
- New Malden Station to Waterloo - 24 minutes

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£490,000

view this property online barnardmarcus.co.uk/Property/NML107403



Property Ref:
NML107403 - 0002

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.



Please note the marker reflects the
postcode not the actual property



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