



**Beresford Road, New Malden, KT3 3RQ**



**welcome to**

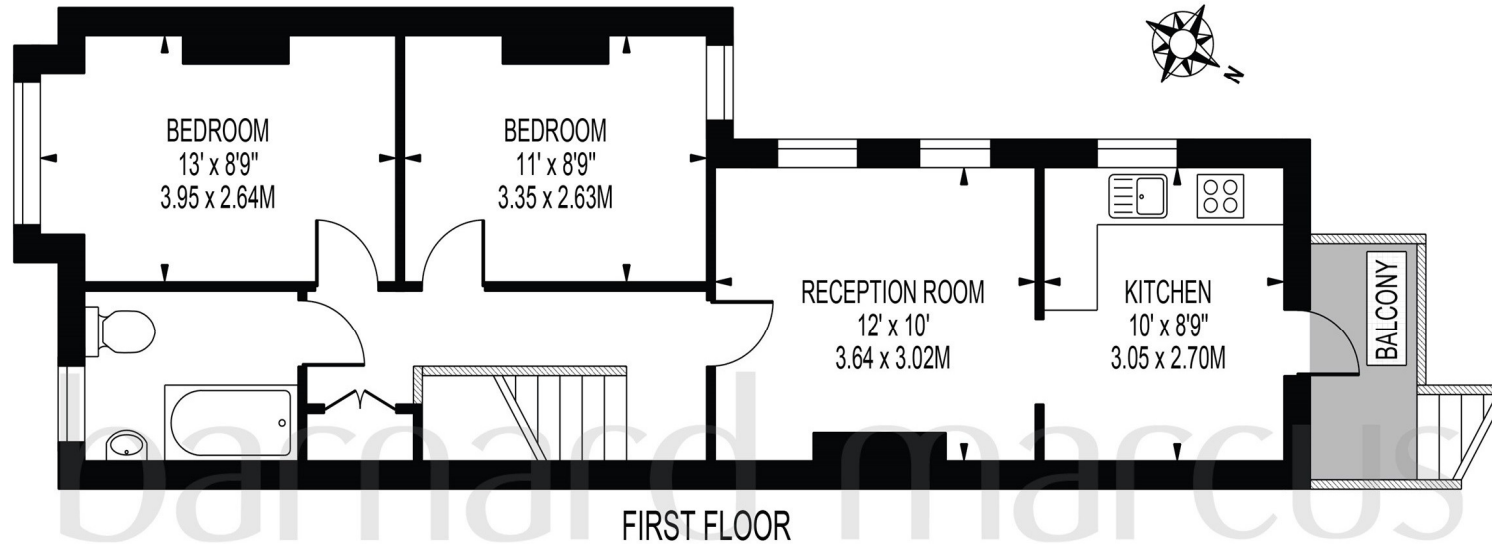
**Beresford Road, New Malden**

This is an ideal first time buy, a bright and airy well presented two double bedroom first floor period maisonette offered in good condition throughout with the additional benefit of direct access to a private garden and balcony.

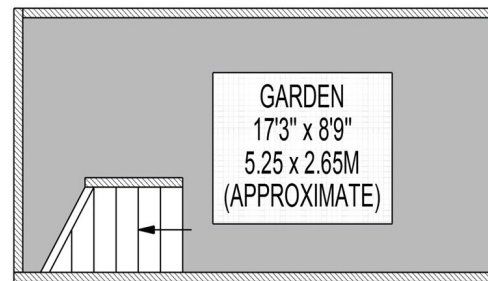


# BERESFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 598 SQ FT - 55.52 SQ M



GROUND FLOOR  
ENTRANCE



GROUND FLOOR

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.

Benefitting from share of freehold and chain free sale this property is certainly not to be missed.

Located down a quiet parking controlled residential road, this period first floor two double bedroom maisonette offers bright and airy accommodation presented in good order throughout with newly fitted carpets.

Further benefits include no onward chain, no ground rent & service charge, gas fired central heating, direct access to a private balcony & garden and an additional benefit with the demise to the loft allowing future extension subject to usual planning permission.

welcome to

## Beresford Road, New Malden

- No Onward Chain
- Private Balcony & Garden
- No Ground Rent & Service Charge
- Quiet Residential Road
- Newly Fitted Carpets
- Potential Extension to the loft (STPP)

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Sep 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

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107478](https://barnardmarcus.co.uk/Property/NML107478)



Property Ref:  
NML107478 - 0004

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](mailto:NewMalden@barnardmarcus.co.uk)



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



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