



Grafham House, St. Johns Road, New Malden, KT3 3FL

welcome to

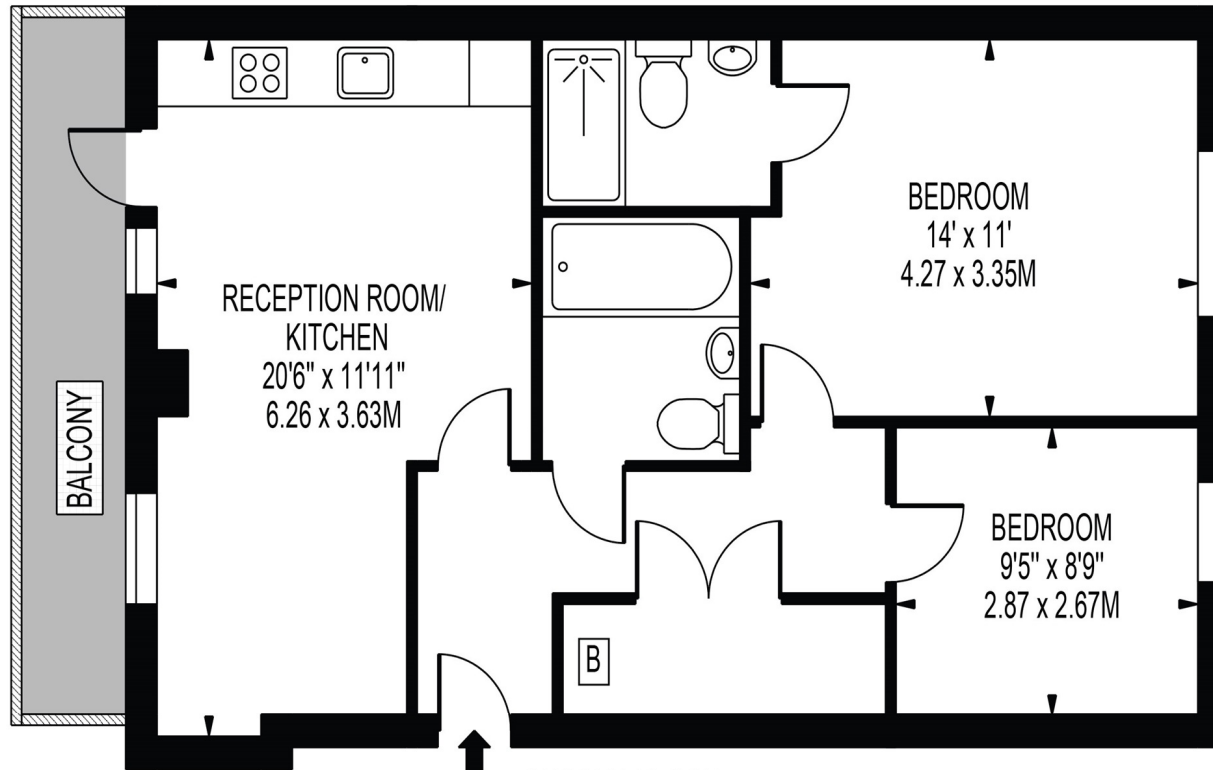
Grafham House, St. Johns Road, New Malden

This property is a stunning two bedroom, two bathroom apartment in pristine condition throughout and located within a highly sought after development in New Malden built only in 2022, offered to the market with no onward chain.



GRAFHAM HOUSE ST. JOHN'S ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ FT - 61.20 SQ M



SECOND 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.

The property still benefits from 8 years under the warranty, providing high energy efficiency and a high quality interior with a long lease of 997 years and share of freehold.

This apartment comprises a large open plan living dining space with ample natural light and a fully fitted, ultra modern kitchen. The master bedroom is a generous double complete with an en-suite shower room, the second bedroom is also a double room with the flexibility to use as home office.

There's a second bathroom & utility room that provides great storage & a balcony off the living space looking out onto the impressive resident gardens.

Further benefits underground parking, easy access to transport links and close to local amenities.

Internal viewings are highly recommended.

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- Share Of Freehold
- No Onward Chain
- Allocated Parking
- High Specification Open Plan Living
- Remaining New Build Warranty
- Private Balcony & Residents Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2447.44 Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2020. 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/NML107492



Property Ref:
NML107492 - 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.

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barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



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



barnardmarcus.co.uk