



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



**welcome to**

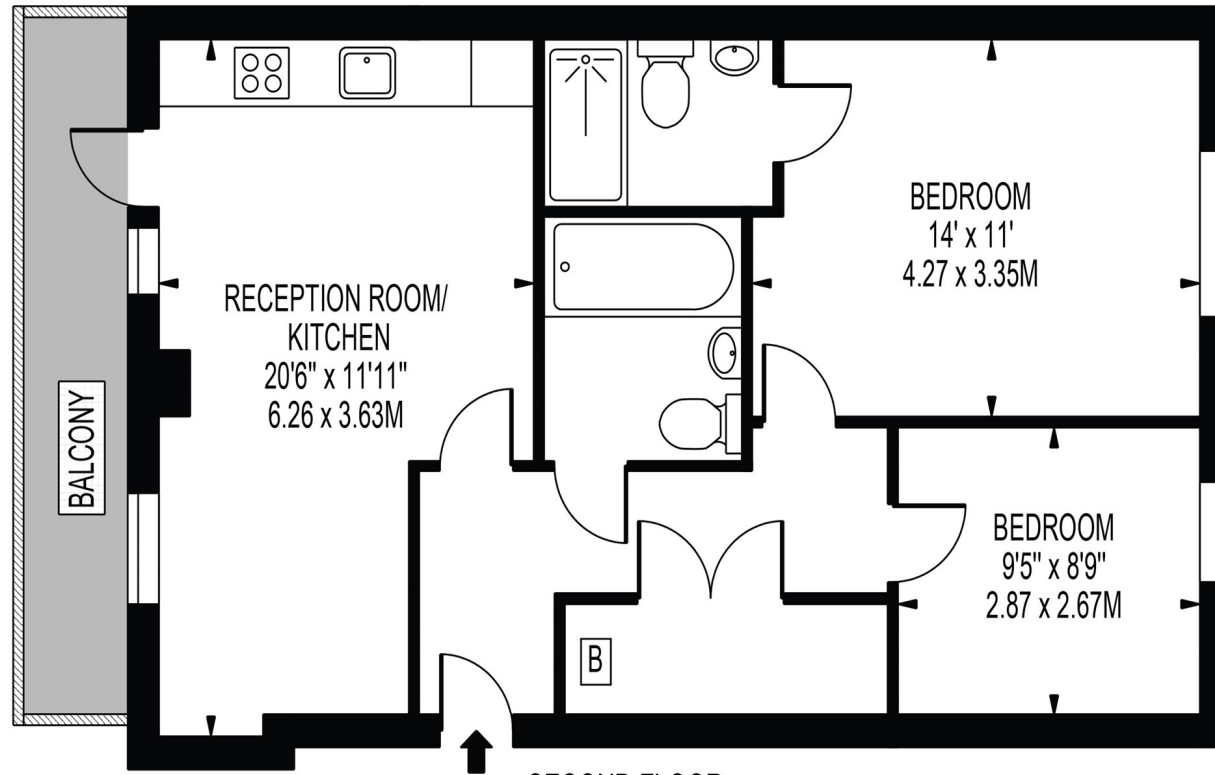
**Grafham House, St. Johns Road, New Malden**

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.

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.

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.

welcome to

## Grafham House St. Johns Road, New Malden

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

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

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107492](https://barnardmarcus.co.uk/Property/NML107492)



Property Ref:  
NML107492 - 0004

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