



**Rodney Road, New Malden, KT3 5AB**

**welcome to**

## **Rodney Road, New Malden**

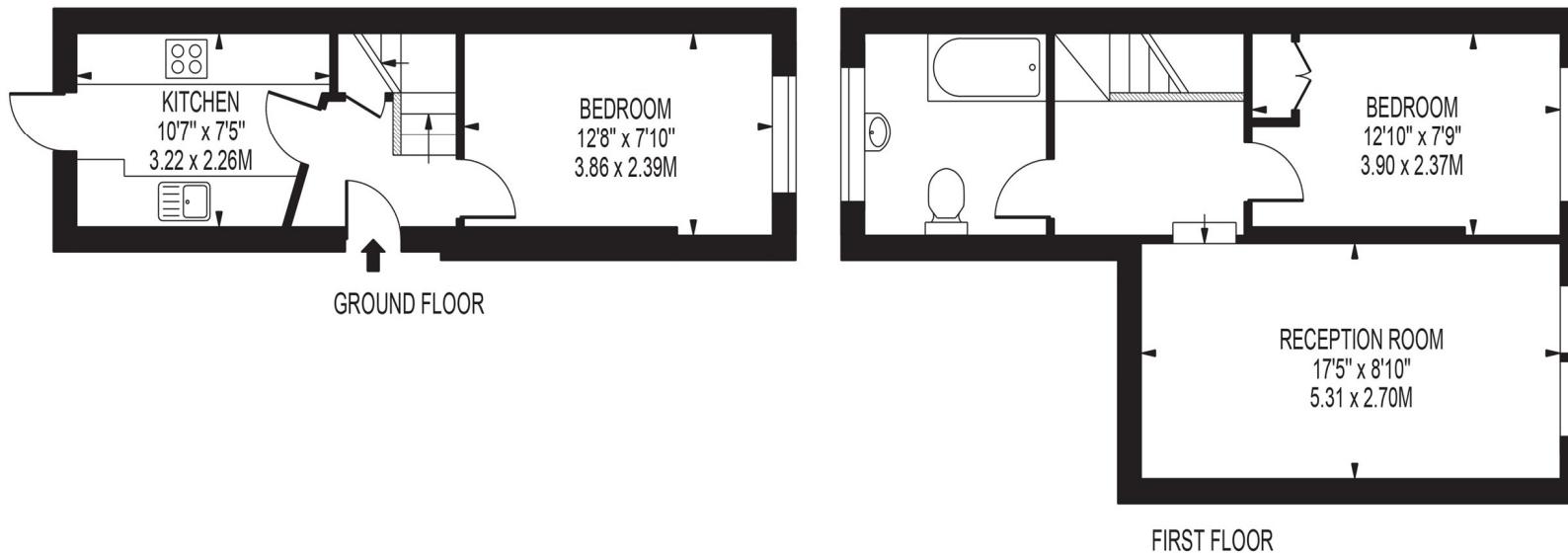
This attractive share of freehold, 2 bedroom property is a converted period duplex apartment, offering character and charm whilst being well maintained and modernised throughout.



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## RODNEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 612 SQ FT - 56.85 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.

On the ground floor is a generous double bedroom and a fully fitted modern kitchen that leads directly out to a beautifully maintained and secluded communal garden for residents to enjoy.

Continue to the first floor is a bright and spacious reception room, a second double bedroom complete with build in storage and a modern family bathroom.

This property is conveniently located for easy access to local amenities, local transport and school catchments. Additional benefits include gas fired central heating, double glazing, modern finish throughout and share of freehold.

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## Rodney Road, New Malden

- Share Of Freehold
- 2 Double Bedrooms
- Duplex Apartment
- Communal Gardens
- Modern Kitchen & Bathroom
- Ideal Residential Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



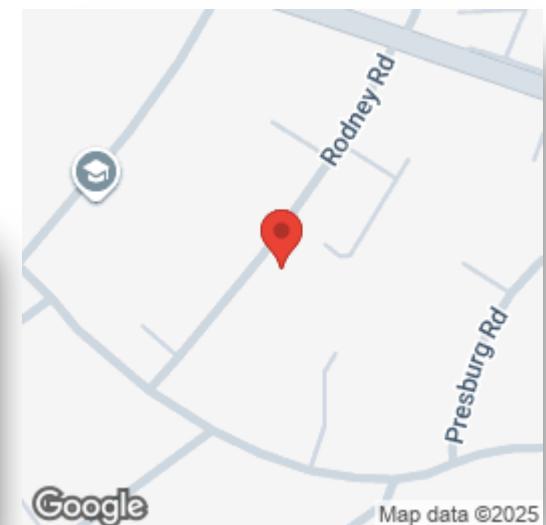
**view this property online** [barnardmarcus.co.uk/Property/NML107682](http://barnardmarcus.co.uk/Property/NML107682)



Property Ref:  
NML107682 - 0005

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



**020 8942 9211**



NewMalden@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**