



barnard marcus

Seathwaite House, Kingston Road, New Malden, KT3 3FP


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welcome to

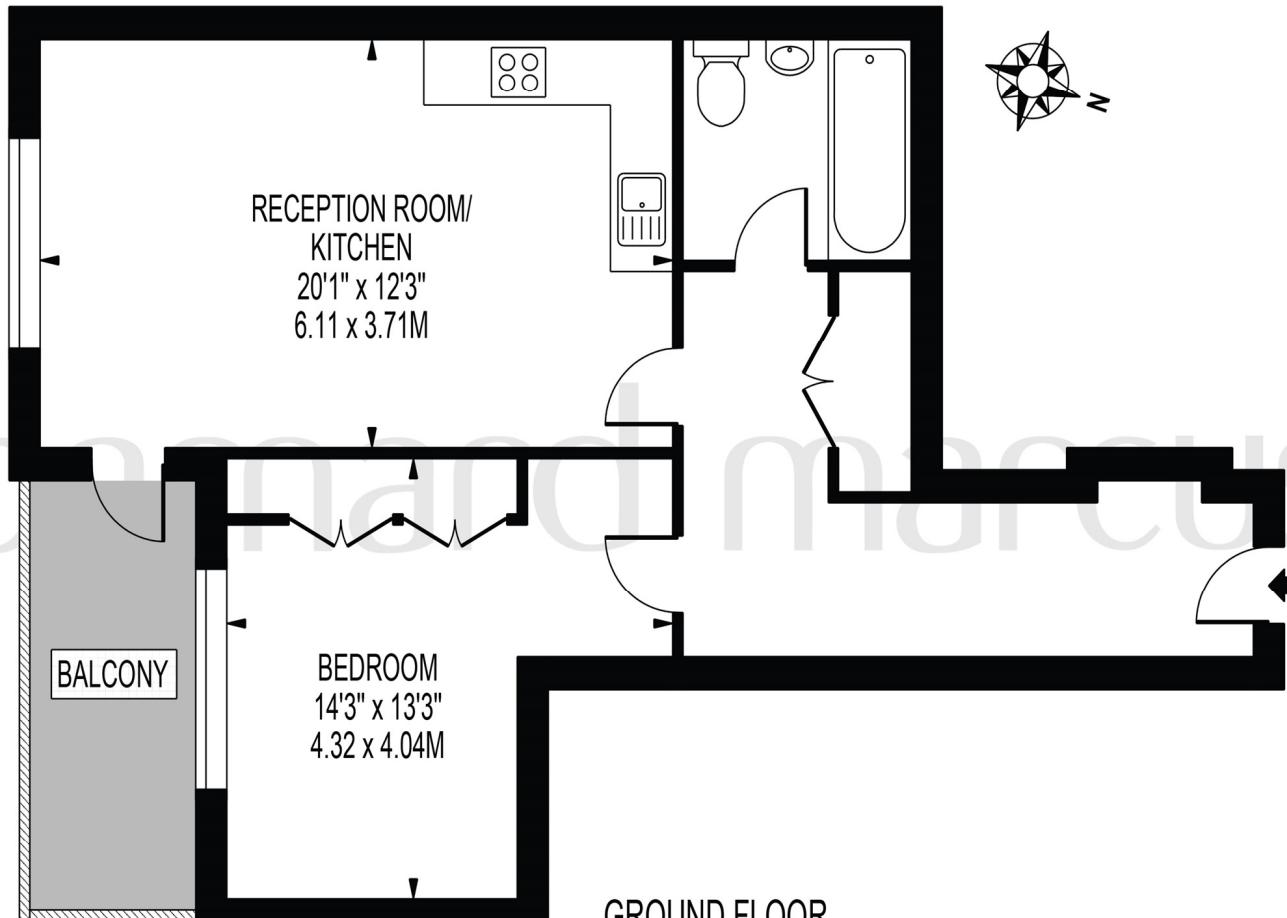
Seathwaite House, Kingston Road, New Malden

This property is a large one bedroom apartment in pristine condition located within a highly sought after development in New Malden built only in 2022.



SEATHWAITE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.60 SQ M



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 large one bedroom apartment in pristine condition located within a highly sought after development in New Malden built only in 2022

The property still benefits from 6 years under the warranty, providing high energy efficiency and a high quality interior with a long lease of 997 years.

This apartment comprises a large open plan living dining space with ample natural light and a fully fitted, ultra-modern kitchen. The living space offers flexible living arrangements from home office to dining area. The bedroom is a generous double with ample built in storage and a separate bathroom suite finished to the highest specification.

Further benefits include a spacious balcony with panoramic views of the local area, underground parking available that can be rented after the purchase, easy access to transport links and close to local amenities.

Internal viewings are highly recommended.

welcome to

Seathwaite House, Kingston Road, New Malden

- 6 Year Build Warranty
- Fourth Floor Apartment
- Garage Parking
- Secure Entry Phone & Lift
- Long Lease
- Close to Local Amenities & Transport Links
- Built in 2022

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1840.00 Ground Rent: Ask Agent

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

£325,000



view this property online barnardmarcus.co.uk/Property/NML107034

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.



Property Ref:
NML107034 - 0004

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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