



**Jasper House, Percy Gardens, Worcester Park, KT4 7SA**

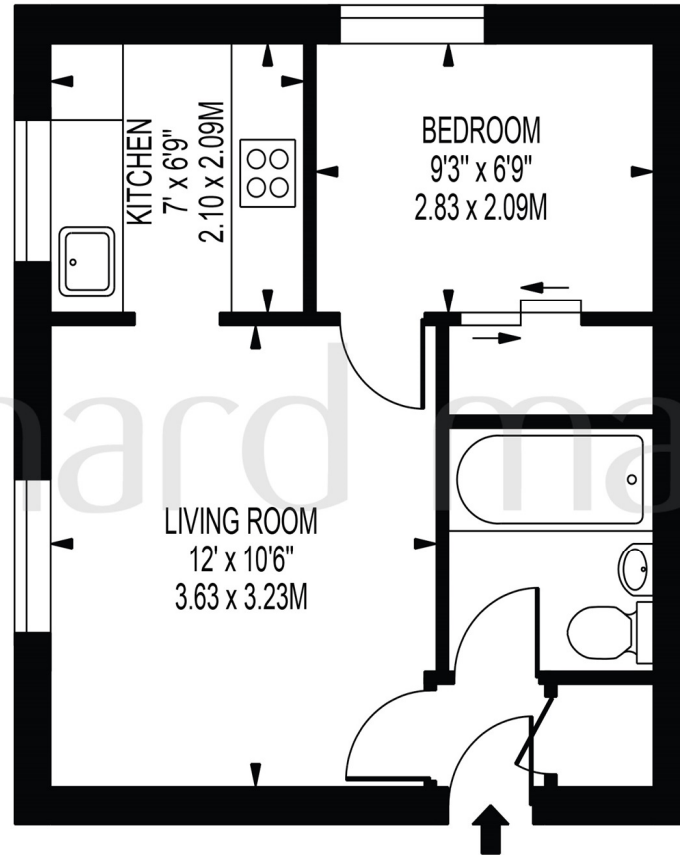
**welcome to**  
**Jasper House, Percy Gardens, Worcester Park**

A modern one bedroom top floor flat offering loft storage, built in cupboards, communal gardens and residents parking.



# JASPER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 312 SQ FT - 29.00 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.

A well-presented, bright and airy one bedroom top floor flat which offers access to loft storage, built in cupboards, communal gardens and ample residents parking.

The flat is ideally located in a purpose built block just moments from excellent local shops and amenities, great access to the A3, Malden Manor station with train into London Waterloo and good bus links. The flat is ideal for a first time buyer or an investor.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Caffè Nero, Starbucks Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

## Jasper House, Percy Gardens, Worcester Park

- One Bedroom Top Floor Flat
- Residents Parking
- Communal Gardens
- Modern Decor Throughout
- Built In Cupboards
- Access To Loft Storage
- On The Doorstep Of Malden Manor Station
- Close To Local Amenities

Tenure: Leasehold EPC Rating: C

**£230,000**



**view this property online** [barnardmarcus.co.uk/Property/WCP107601](https://www.barnardmarcus.co.uk/Property/WCP107601)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WCP107601 - 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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Please note the marker reflects the postcode not the actual property

  
barnard marcus



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