




Barnard Gardens, New Malden, KT3 6QG
Guide Price £360,000 - Leasehold

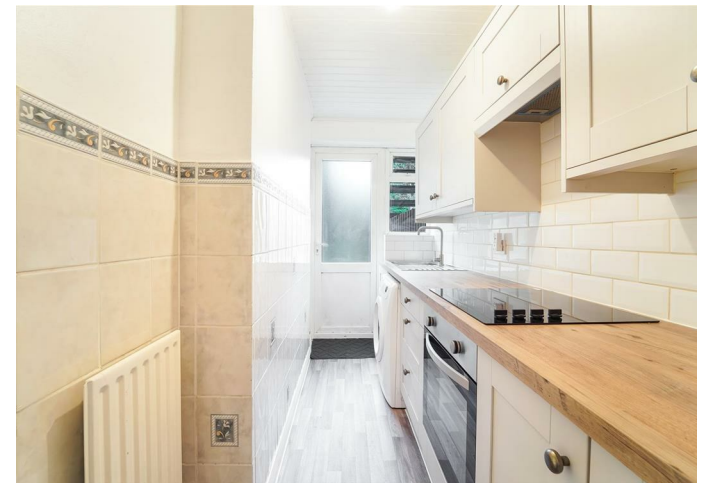


**WILLIAMS
HARLOW**



Williams Harlow – A ground floor maisonette in a tucked away road moments from local shops and restaurants and walking distance from Motpur Park train station (Waterloo Line). Offered without an onward chain, with a long lease and with its own garden accessed directly from the property we would love you to view.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	











CCTV IN
OPERATION
ALL AREAS
UNDER SURVEILLANCE

The Property

Ground floor, porch, two bedrooms, lounge, kitchen and bathroom. Its an easy option for your first time buy, down size and or investment. The kitchen and bathroom are modern.

Outdoor Space

The garden is private and accessed directly from the property, which is a nice touch for younger families or whilst entertaining. The driveway provides parking to the front.

Local Area

Sandwiched between Kingston, New Malden and Raynes Park but offering better value for money than both of those the area is buzzy whilst the road is tucked away. Lots of big and small shops are close by.

Why You Should View

This is the savvy purchase for any one who needs or seeks Kingston or Raynes Park but doesn't want to pay much higher prices. With good local transport and road access onto the A3 it works as a good base.

Local Schools

Sacred Heart Catholic Primary School State School Ofsted:

Good 0.2 miles

Blossom House School Independent School Ofsted: Outstanding
0.3 miles

Raynes Park High School State School Ofsted: Good 0.4 miles

Local Transport

Buses

- K1 New Malden 6 mins.
- 213 Kingston 8 mins.
- K1 New Malden 11 mins.
- 213 Kingston 21 mins.
- K1 New Malden 21 mins.
- K5 Ham 22 mins.

Trains

- Motspur Park Station 0.2 miles
- New Malden Station 0.7 miles

Pointers

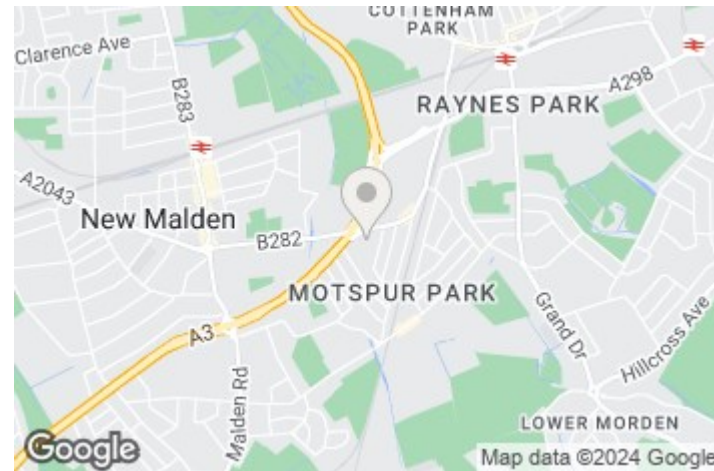
Two Bedrooms - Ground Floor - Off Street Parking - Garden - Long Lease - Close to Motspur Park Train Stn – No Onward Chain - Buses Into Kingston - Close To A3 - Driveway and Off Street Parking

Lease Length and Costs

132 lease, vendor informs us that maintenance payments is as and when required

EPC AND COUNCIL TAX

C AND C



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

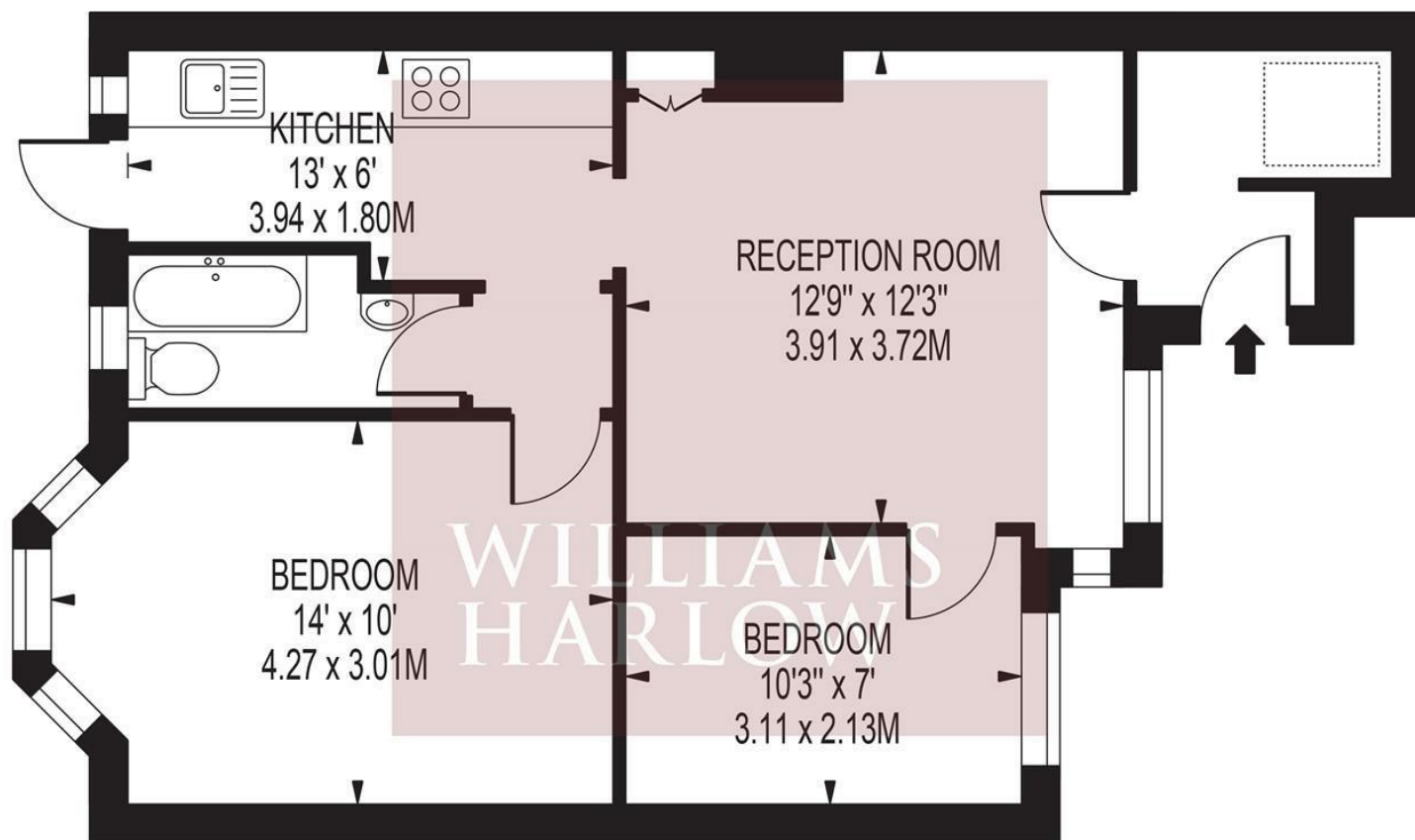
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BARNARD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 527 SQ FT - 48.98 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.

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HARLOW**