

## Penrith Road New Malden KT3



- **Split Level Maisonette with Two Bedrooms**
- **High Ceilings and Period Features**
- **Close to Schools, High Street and Transport**
- **Private Garden**
- **Share of Freehold Property**

**Price £460,000**

A two-bedroom maisonette laid out over two floors. With access at the front of the property and stairs leading to a split landing. At the rear there is a double bedroom, which is currently being used as a study, a family bathroom (with a cupboard housing the boiler) and separate W.C. There is a separate modern kitchen with fitted washing machine and dishwasher. At the front of the property is a good-sized reception room, with working fireplace; there are high ceilings throughout the first floor. There is plenty of storage, plus loft access, which is partially boarded. On the 2nd floor there is a generous master bedroom with storage space in the eaves. This property benefits from a pretty, private garden with shared access, to the side of the property. There is also a shed. This property also benefits from being Share of Freehold. Combined with the prime location, being within walking distance of Kingston Road, New Malden High Street, schools and local transport, there is no doubt this property is a must see. EPC Rating D. Council Tax Band C.





GROUND FLOOR / OUTSIDE

FIRST FLOOR

TOP FLOOR



TOTAL FLOOR AREA : 977sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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