

## Albany Road New Malden KT3



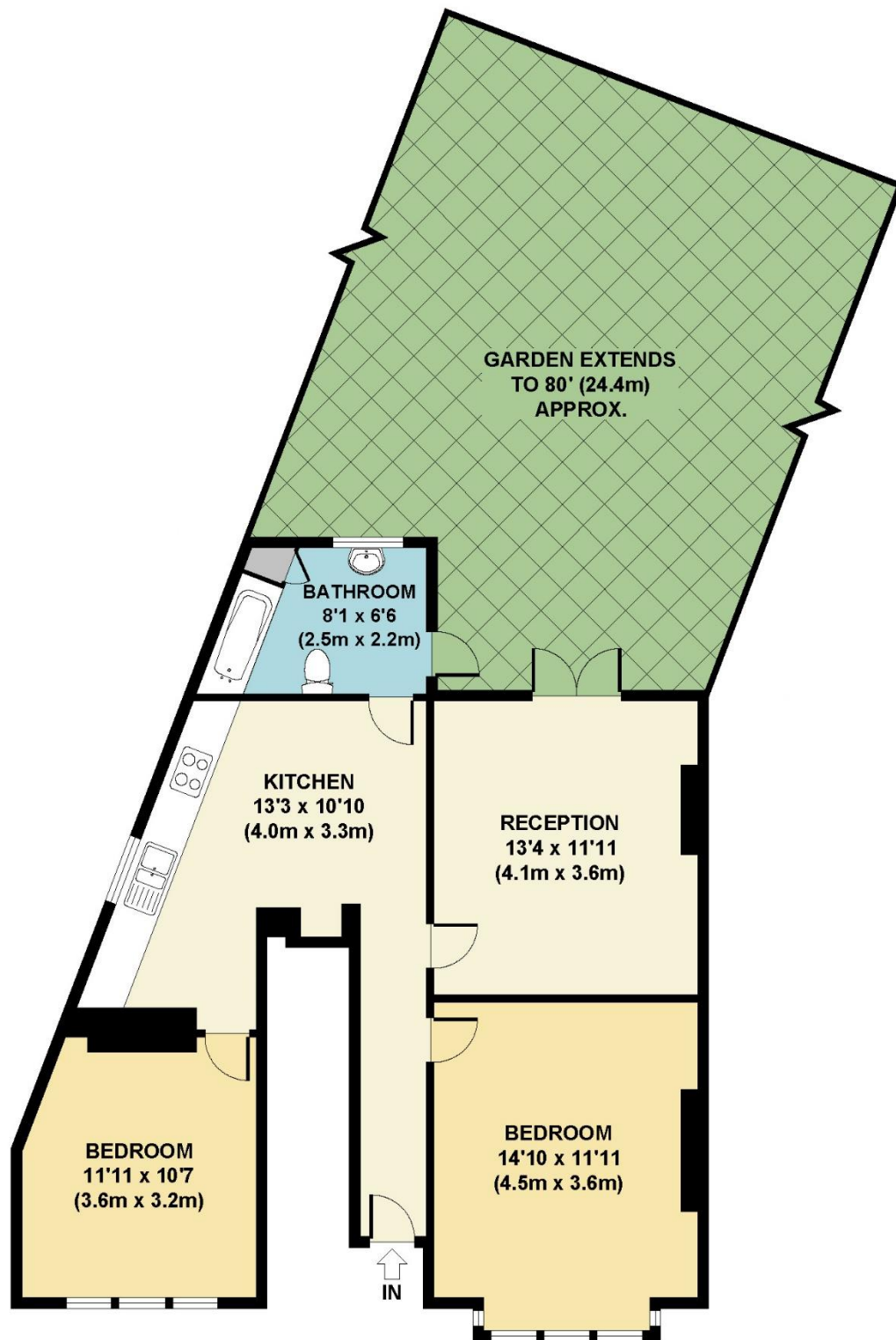
- **Two Double Bedroom Period Conversion**
- **High Ceilings**
- **Approx 80 ft West Facing Garden**
- **Off Street Parking**
- **Easy Access to New Malden High Street**

**Price £400,000**

A rare opportunity to acquire a spacious two double bedroom ground floor period flat with high ceilings, original black and white floor tiles in the entrance and hallway. The living room has a lovely feature fireplace and double doors onto a well maintained, approximately 80 ft west facing garden with staggered decking area and lawn and side access. There is a fitted kitchen leading to a family bathroom and a further double bedroom. In addition, the property benefits from off street parking for one car. The location is ideal for both access to New Malden High Street and Station and good routes to Wimbledon and Kingston. EPC D. Council Tax Band C. Share of Freehold







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 732 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT / 68 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)