

LEASEHOLD



Maisonette (EPC Rating: C)

# 15 LIME GROVE NEW MALDEN KT3 3BH

Asking Price

# £525,000



# 2 Bedroom Maisonette located in New Malden

Perfectly located just a few minutes walk from New Malden train station and High Street this two bedroom split level maisonette is built to a high specification with a modern feel throughout and has the added benefit of a parking space.

Access to the property is on the ground floor with its own front door, stairs lead to the first floor which comprises open plan kitchen / reception room, double bedroom and bathroom. The second floor is absolutely stunning with a very spacious bedroom and beautiful bathroom with standalone bathtub and separate double shower. Boasting sky lights and offering a bright feel throughout this unique property really does need to be seen to be appreciated.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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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Council Tax Band  
**D**  
 Energy Performance Graph

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**020 8546 7771**  
**info@saxonkings.co.uk**  
**www.saxonkings.co.uk**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

