



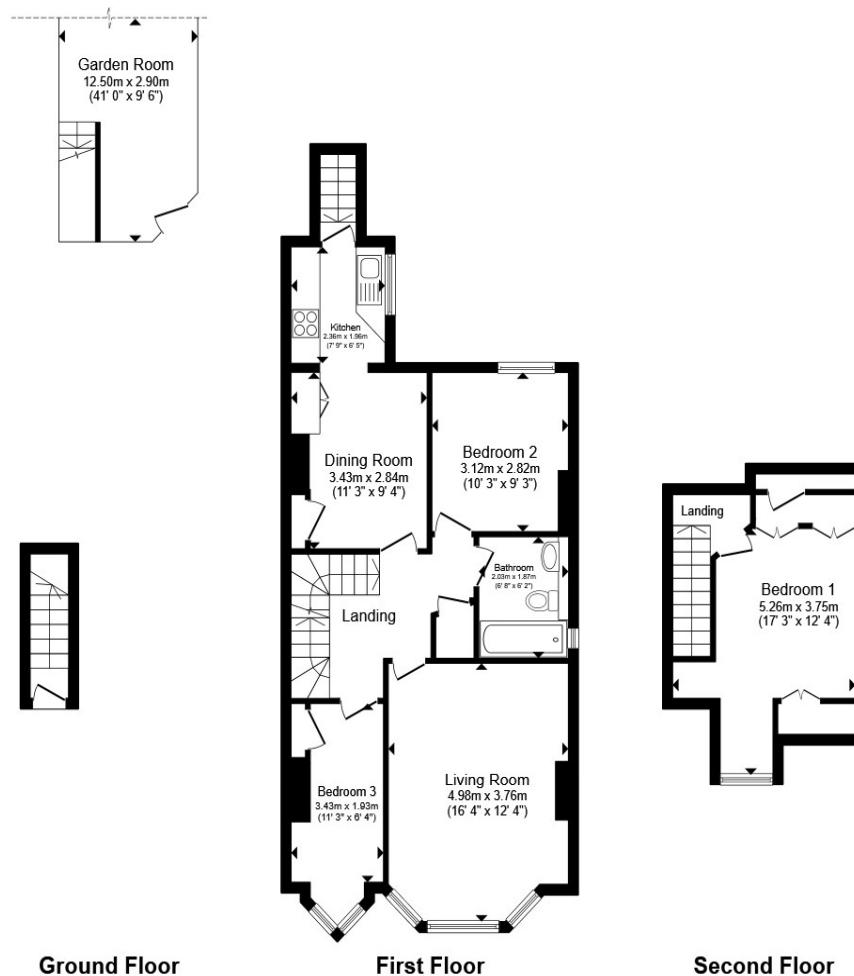
Claremont Avenue, New Malden, KT3 6QL

welcome to

Claremont Avenue, New Malden

This charming property is a well maintained, three bedroom duplex complete with a private rear garden, generous room dimensions and is arranged over two floors.





This charming property is a well maintained, three bedroom duplex complete with a private rear garden, generous room dimensions and is arranged over two floors.

The first floor consists of a large living room complete with bay window offering ample natural light, the kitchen has a separate dining area and leads directly through to a secluded private rear garden. There is a modern bathroom suite and one generous double bedroom and a single bedroom.

Continue to the second floor is an impressive master bedroom offering ample built in storage maintained throughout the eaves. Further benefits include a long lease, ideal location for local transport, double glazing, gas fired central heating, low maintenance charges, recent redecoration and ample built in storage.

Total floor area 86.7 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Claremont Avenue, New Malden

- Three Bedroom Duplex
- Private Rear Garden
- Split Across Two Floors
- Home Office Space
- Long Lease
- 0.4 Miles to Motspur Train Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107717



Property Ref:
NML107717 - 0004

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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