



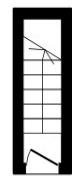
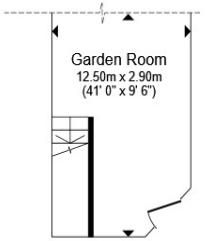
**Claremont Avenue, New Malden, KT3 6QL**

**welcome to**

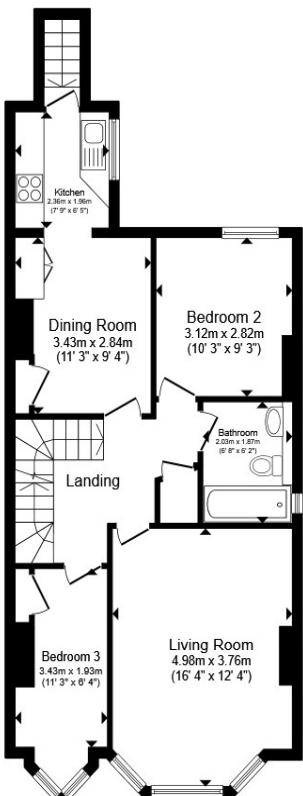
## **Claremont Avenue, New Malden**

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.

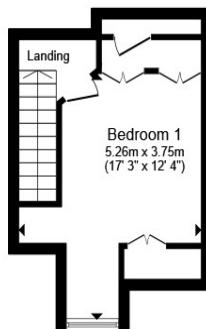




Ground Floor



First Floor



Second Floor



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 m<sup>2</sup> (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](http://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**

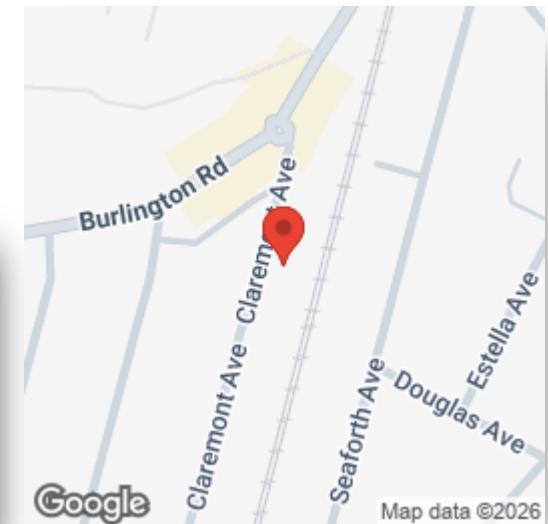


**view this property online** [barnardmarcus.co.uk/Property/NML107717](http://barnardmarcus.co.uk/Property/NML107717)

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Property Ref:  
NML107717 - 0004



Please note the marker reflects the postcode not the actual property

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