



**Grayham Road, New Malden, KT3 5HR**

**welcome to**

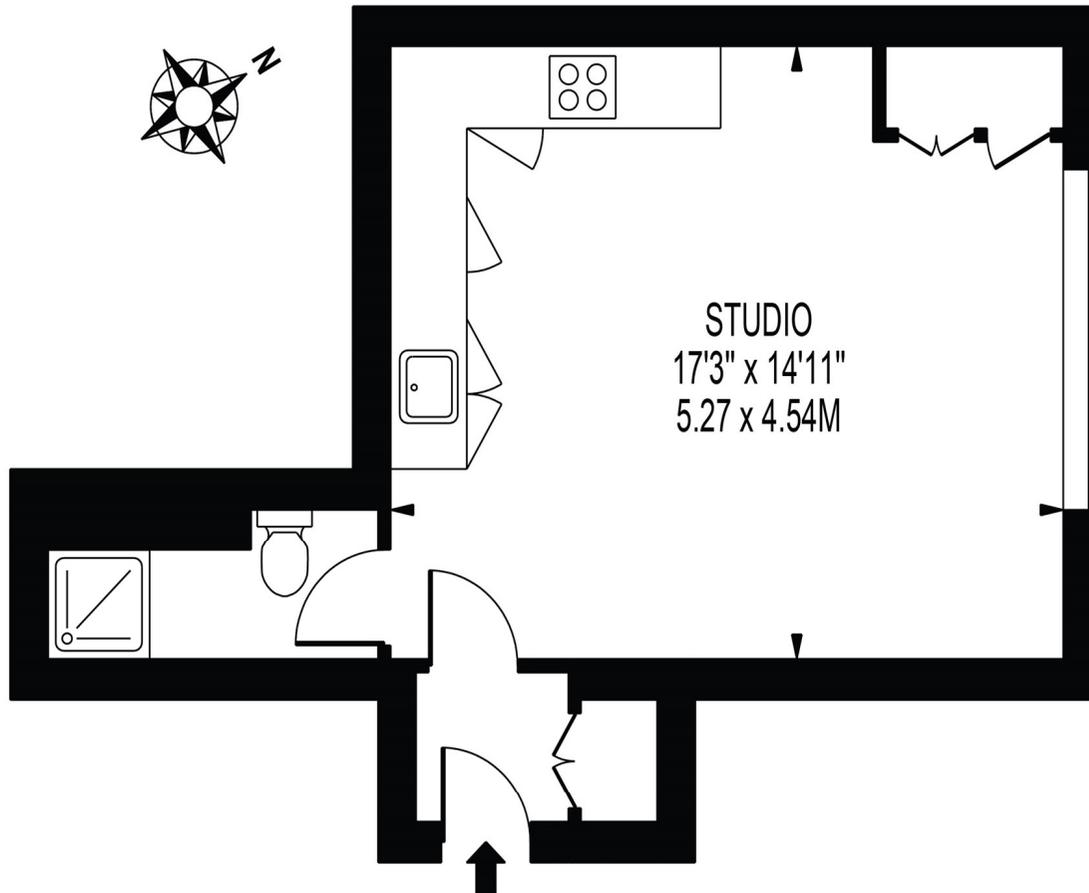
**Grayham Road, New Malden**

We are delighted to present this period conversion, studio flat conveniently located for easy access to New Malden High Street & National Rail.



# GRAYHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 308 SQ FT - 28.62 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to present this period conversion, studio flat conveniently located for easy access to New Malden High Street & National Rail.

This property is complete with fitted kitchen, separate bathroom, private garden, ample natural light, quiet residential location & flexible living arrangements.

This property is offered to the market with no onward chain.

welcome to

## Grayham Road, New Malden

- Studio Flat
- Private Garden
- Fitted Kitchen
- Separate Bathroom
- Quiet Residential Location
- No Chain
- Ample Natural Light

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 360.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**

**view this property online** [barnardmarcus.co.uk/Property/NML106548](https://www.barnardmarcus.co.uk/Property/NML106548)



Property Ref:  
NML106548 - 0006

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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Please note the marker reflects the postcode not the actual property



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**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**