

Grafham House St. Johns Road,New Malden KT3 3FL

barnard marcus

welcome to

Grafham House St. Johns Road, New Malden

Situated on the sixth floor, this generously proportioned one bedroom apartment benefits from far reaching views and a more private aspect of this sought after development. Boasting a larger than average roof terrace, this fully fitted modern apartment is both bright & spacious throughout



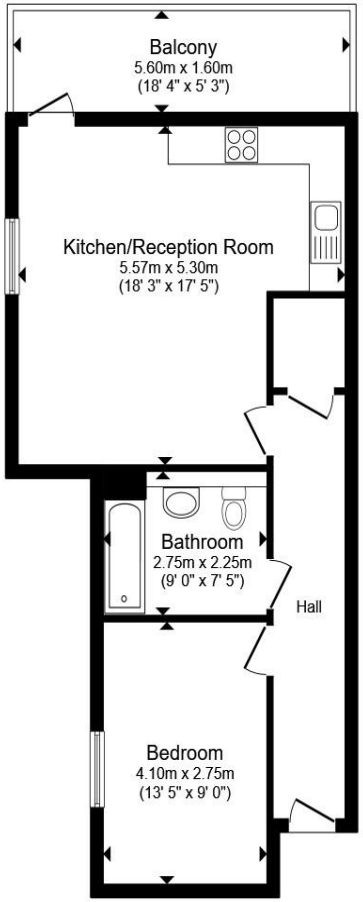












6th Floor



Upon entering the property, there is a welcoming hallway leading to the master bedroom, ample storage and a modern fully fitted bathroom. Leading further down the corridor to a large open-plan kitchen/ diner reception with outstanding views and direct access to a well-proportioned roof terrace

This property benefits from air-source heat pump, 6 years new build warranty and low carbon footprint and in our opinion one of the best formats in the development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 54.3 m² (585 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

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- Open Plan Living
- Modern Bathroom
- Large Balcony
- 6 Years New Build Warranty
- Town Centre Location

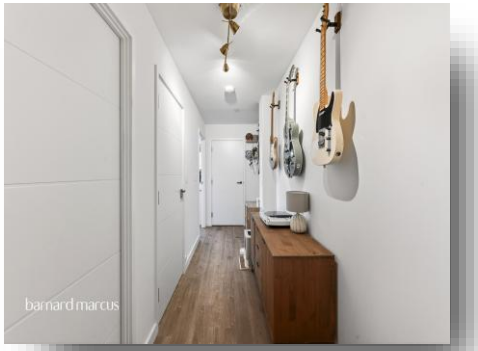
Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2415.08
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107879

The Property Ombudsman

Property Ref:
NML107879 - 0005

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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