

## Albemarle Gardens New Malden KT3



- **Gorgeous First Floor Maisonette**
- **Two Generous Double Bedrooms**
- **Open- Plan Kitchen/Dining/Living Room**
- **Share of Freehold**
- **Private Garden with Summer House**
- **Private Entrance**

**Price £465,000**

Step across the threshold of your own private sanctuary into this first-floor maisonette, where the charm of period features works in harmony with contemporary flair. The property has curb appeal; as you enter, you are greeted with a warm and inviting, large entrance hallway, which is beautifully presented and offers a great space that is also functional. As you go up the stairs, there is a split landing; each room is generous and light-drenched. There is a large open-plan reception / kitchen, big enough for a dining area; ideal for modern entertaining. There are also two spacious double bedrooms and a sleek, modern bathroom. Outside, there is a private garden, with a pretty summer house, designed as a perfect spot for entertaining and relaxing. With the rare facility of a large loft space, which could be adapted to living space (STPP). The property benefits from share of freehold, a long lease and minimal charges. New Malden is a highly desirable area with a strong community feel for those that would also like to take advantage of the local amenities and conveniences of Kingston–Upon–Thames and Wimbledon, these are a short distance from your doorstep. Parking is free on the street and local transport is easily accessible to surrounding areas, perfect for commuting. EPC C. Council Tax Band C.









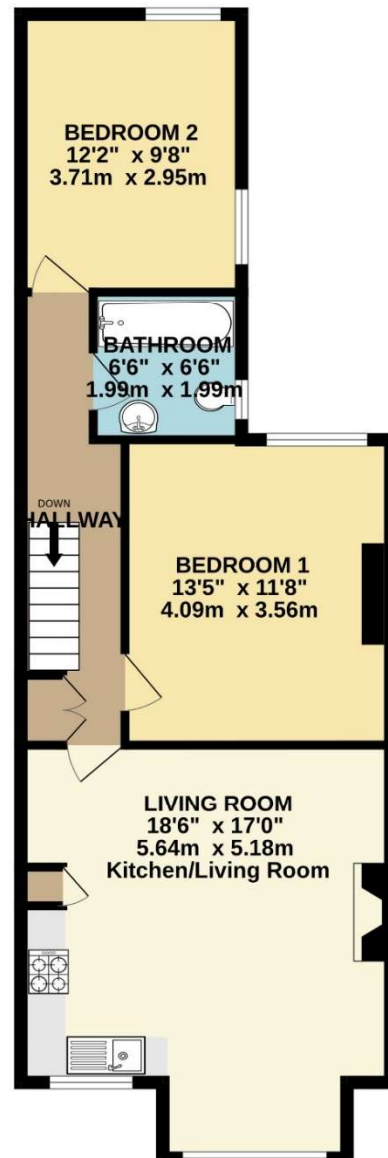
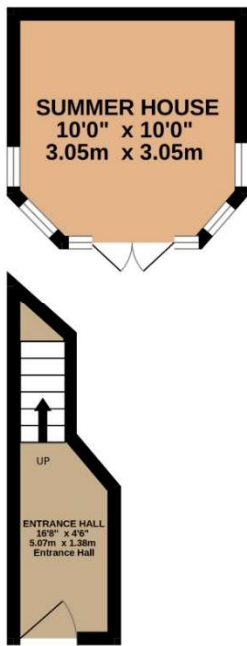






GROUND FLOOR  
147 sq.ft. (13.6 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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