



barnard marcus

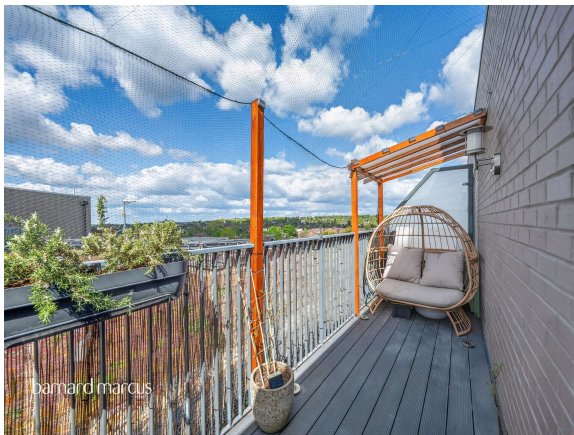
**Grafham House, St. Johns Road, New Malden, KT3 3FL**

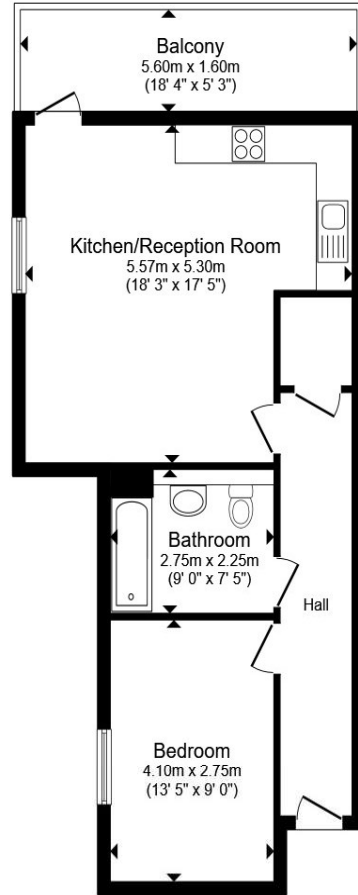


**welcome to**

**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 and 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.

Total floor area 54.3 m<sup>2</sup> (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](http://www.propertybox.io)



welcome to

## Grafham House, St. Johns Road, New Malden

- Open Plan Living
- Modern Bathroom
- Large Balcony
- 6 Years New Build Warranty
- Town Centre Location
- 0.9 Miles to New Malden Train Station

Tenure: Leasehold EPC Rating: B

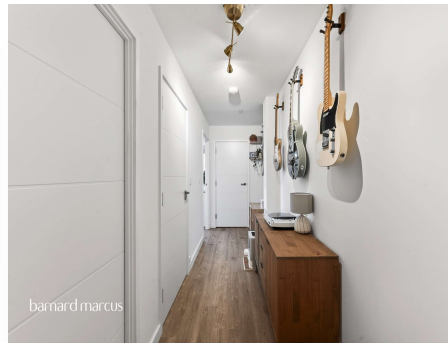
Council Tax Band: C Service Charge: 2415.08

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

**£400,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107879](https://barnardmarcus.co.uk/Property/NML107879)



Property Ref:  
NML107879 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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