

# Coombe Road, New Malden, KT3

£380,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

The standout feature is the dual-aspect living room, which floods the space with natural light and gives the apartment a real sense of openness. It is a room that simply feels good to be in, bright, balanced and easy to furnish. The accommodation is well laid out and comprises a generous reception room, a modern fitted kitchen, two bedrooms (one double and one generous single) and a smart family bathroom. The property measures approximately 655 sq. ft., which is a very respectable footprint for a central New Malden flat. The location speaks for itself. New Malden Station is moments away. Close enough that you could genuinely roll out of bed and be on the platform, making this an ideal choice for commuters, first-time buyers or anyone wanting day-to-day convenience on their doorstep. Shops, cafes and amenities are all within easy reach.

**In the heart of New Malden**

**Dual aspect reception room**

**Open, versatile living space**

**Practical kitchen**

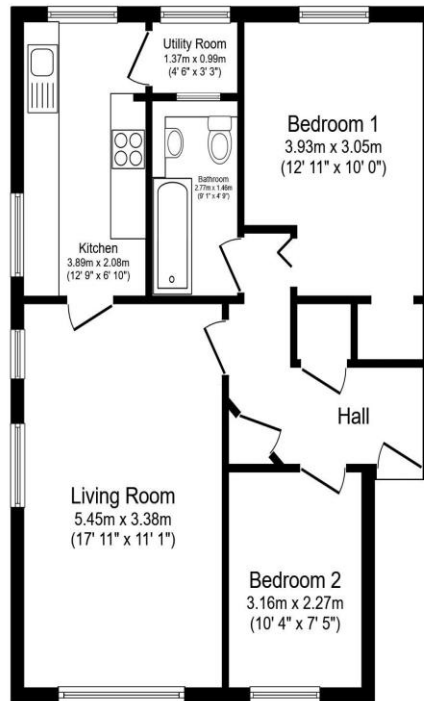
**Station literally moments away**

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Floor Plan

Floor area 60.8 sq.m. (655 sq.ft.)

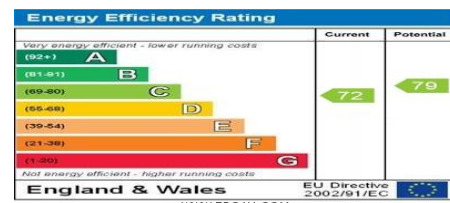
Total floor area: 60.8 sq.m. (655 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Tenure: Leasehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.