



barnard marcus

Loweswater House, Powdermill Close, New Malden, KT3 3FH

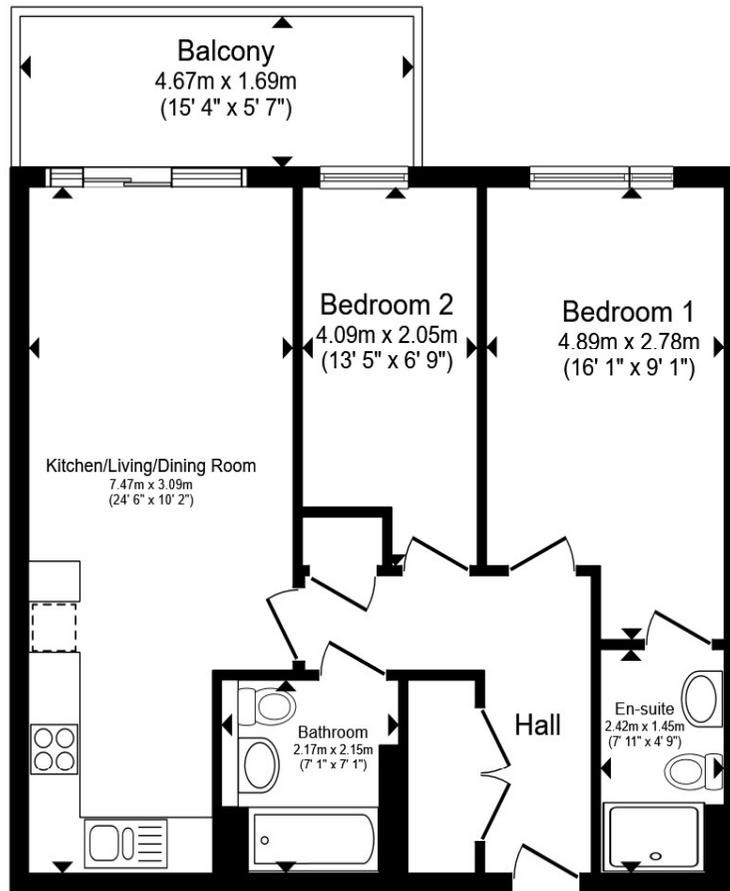


welcome to

Loweswater House, Powdermill Close, New Malden

We're delighted to offer this immaculately presented first floor, two bedroom, two bathroom apartment, offering a sophisticated blend of modern design & health-conscious living. Thoughtfully engineered for the future, the home features low energy running costs & the security of a New Build Warranty.





1st Floor

Total floor area 60.1 m² (647 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

The bright, contemporary living space has been carefully upgraded by the current owners to promote a premium, wellness oriented lifestyle. The kitchen has been enhanced with additional cabinetry for improved storage and a sleek built-in dishwasher, delivering greater convenience and a refined modern aesthetic.

Health-conscious features take centre stage with upgrades focused on clean living. A water softener and dedicated purifier provide exceptionally high-quality water for drinking, cooking, and daily use, offering reassurance and supporting a genuinely healthy home environment.

Further benefits include a modern air flow extraction system, a high-efficiency communal heating system for reduced energy costs, high-specification bathrooms, hallway storage and en-suite shower room—all combining to create a luxurious, efficient, and effortlessly comfortable residence.

welcome to

Loweswater House, Powdermill Close, New Malden

- Two bedrooms & two bathrooms
- Large open-plan kitchen/living space with Amtico flooring
- Large private balcony
- En-suite shower room
- New Build Warranty
- Access to two beautiful communal grounds
- 0.9 miles to New Malden Train Station, with swift access to Waterloo in approx 40 minutes
- Close to Bushy Park & Richmond Park, ideal for cycling & running

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1900.00 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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107797](https://www.barnardmarcus.co.uk/Property/NML107797)



Property Ref:
NML107797 - 0003

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.

 barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



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



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