

## Rodney Road New Malden KT3



- **Share of Freehold**
- **Split level; modern and bright throughout**
- **Multi-functional space; two bedrooms or two receptions**
- **Direct access to communal garden; plus side access**
- **Walking distance to High Street, Schools and local transport**
- **Allocated parking space to the front**

### Offers in Excess of £400,000

This exceptional share-of-freehold, two-bedroom, split level apartment, forms part of an elegant period conversion. The property beautifully combines timeless character with stylish contemporary finishes throughout. Immaculately presented and thoughtfully modernised, the property offers a superb balance of charm, comfort and practicality. The ground floor hosts a generous double bedroom, which can also be used as an additional reception, dining room or study. Also on the ground floor there is a sleek, fully fitted contemporary kitchen, with a stable door, which opens directly onto a beautifully maintained and secluded communal garden — a rare and tranquil outdoor space, ideal for relaxing or entertaining. Ascending to the first floor, you are welcomed by a bright and spacious reception room, flooded with natural light and providing an inviting setting for both everyday living and hosting guests; there is ample space for sitting and dining. This level also features a second well-proportioned double bedroom with built-in storage, plus there is a stylishly appointed modern family bathroom. Perfectly positioned, the property enjoys excellent access to local amenities, transport connections and highly regarded school catchment areas, making it an outstanding choice for professionals, couples or young families seeking both convenience and lifestyle. Further benefits include gas-fired central heating, double glazing, off-street allocated parking, high-quality finishes throughout, and the considerable advantage of a share of freehold. Properties of this calibre within period conversions are rarely available, and early viewing is highly recommended to fully appreciate the quality and lifestyle on offer. EPC rating D. Council Tax Band C.

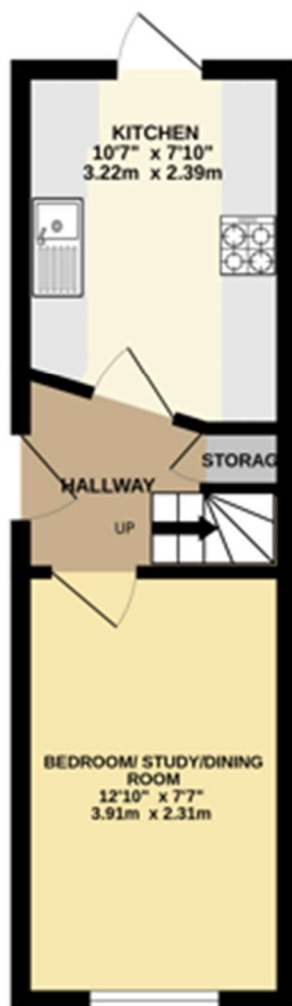




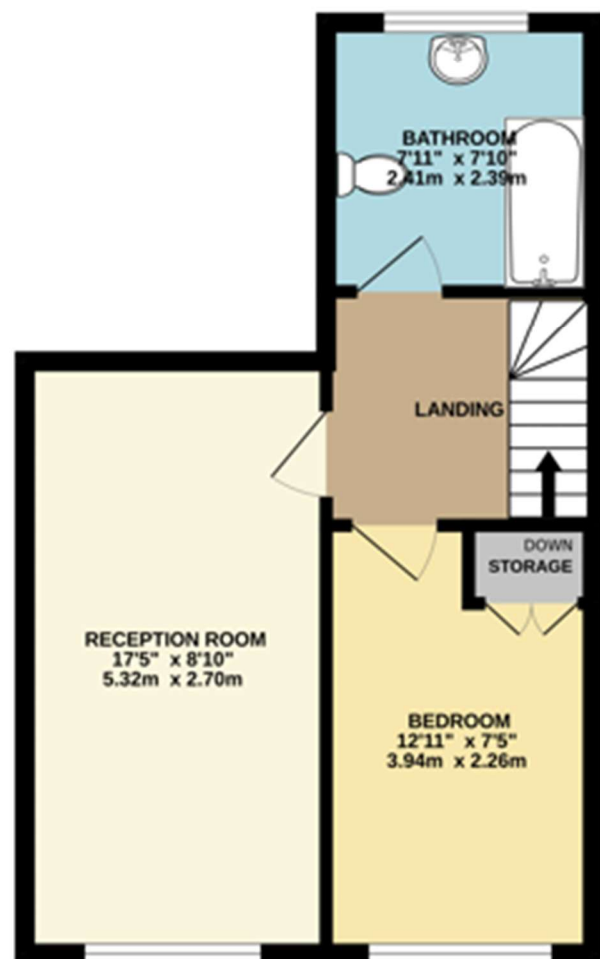




GROUND FLOOR  
215 sqft (19.9 sqm) approx.



1ST FLOOR  
369 sqft (34.2 sqm) approx.



TOTAL FLOOR AREA: 626sqft (58.2 sqm) approx.

While 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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