



barnard marcus

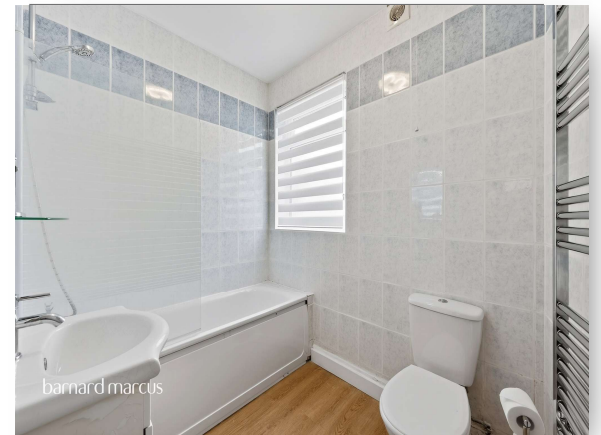
**Adela Avenue, New Malden, KT3 6LD**

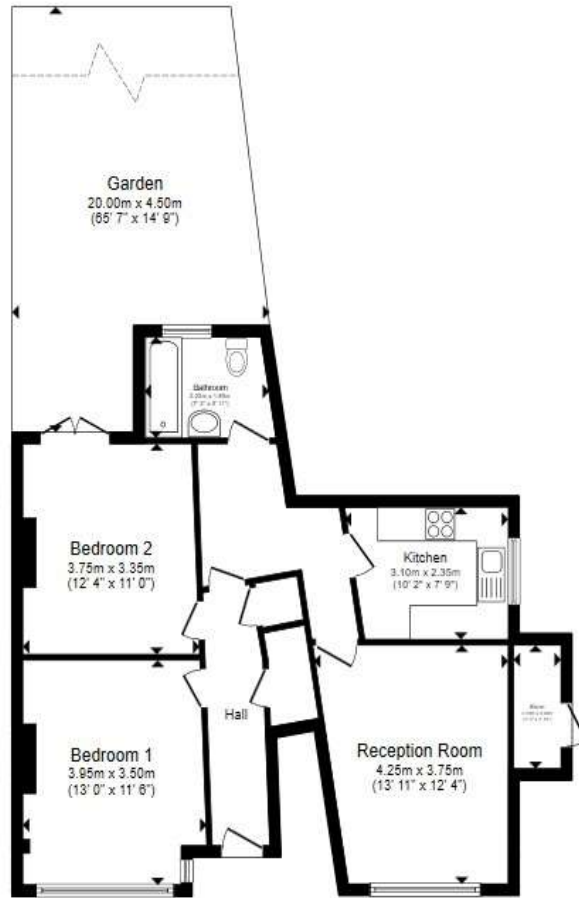


**welcome to**

**Adela Avenue, New Malden**

We are delighted to offer this generously proportioned two double bedroom ground floor maisonette, complete with private rear garden and off street parking to both the front and rear of the property.





**Floor Plan**

**Total floor area 69.0 m<sup>2</sup> (743 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)



We are delighted to offer this generously proportioned two double bedroom ground floor maisonette, complete with private rear garden and off street parking to both the front and rear of the property.

The property has been recently decorated throughout to provide a neutral bright finish. In Addition, the space boasts 869 Sqft of internal space with further benefits of double glazing, existing electric heating and ample storage in the fitted kitchen. Ideally situated 0.3 Miles from Motspur Park National rail.

Early viewing comes highly recommended.



welcome to

## Adela Avenue, New Malden

- Well Proportioned Rooms
- Large Private Rear Garden
- Neutral Decor Throughout
- Off-Street Parking
- Storage Space
- 0.3 Miles from Motspur Park Train Station

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107762](https://www.barnardmarcus.co.uk/Property/NML107762)



Property Ref:  
NML107762 - 0007

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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