

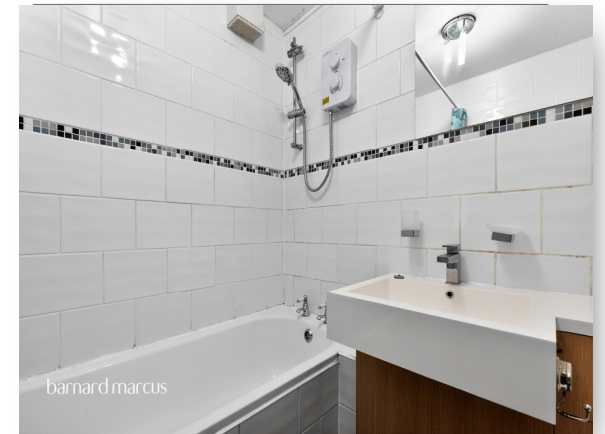


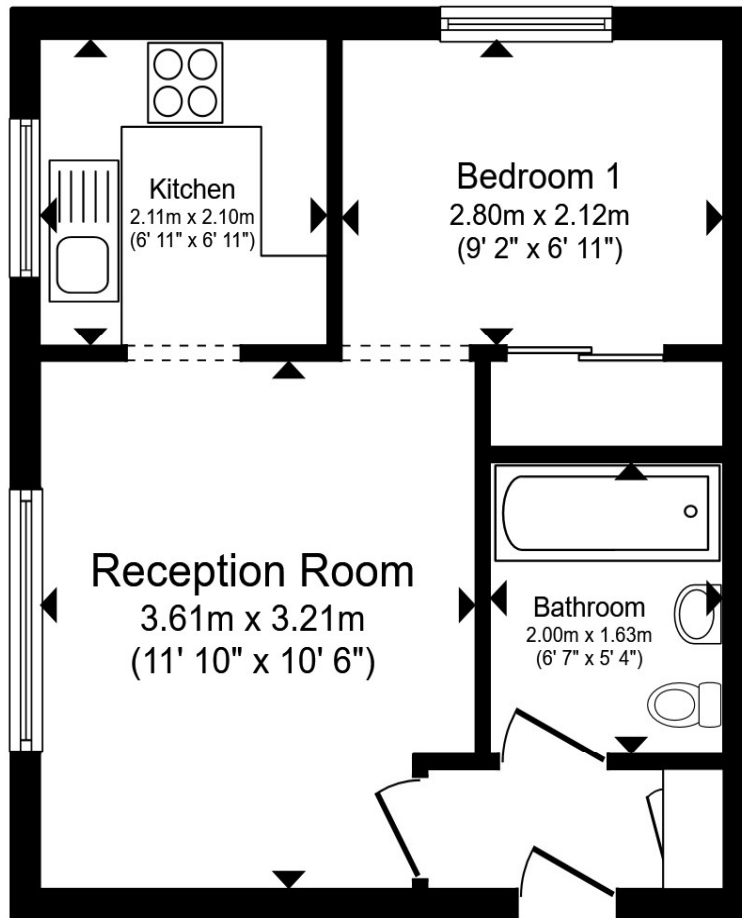
Onyx House, Percy Gardens, Worcester Park, KT4 7SB

welcome to

Onyx House Percy Gardens, Worcester Park

Nestled in a quiet setting just 0.1 miles from Malden Manor Station, this ground floor apartment is offered to the market with no onward chain and benefits from residents' parking.





Conveniently located for access to Malden Manor Station (Zone 4) yet tucked away in a quiet cul-de-sac location, this light and airy one bedroom apartment is offered to the market with no onward chain. Set on the ground floor of Onyx House, this super property offers well-appointed living space which includes a practical reception room, separate kitchen, bedroom with built in wardrobes and family bathroom.

Conveniently located at short walking distance from Malden Manor train station (Zone 4), with 25-minute travel time to Waterloo and 10 minutes to Wimbledon. The area is further served by well-connected bus routes, easy access to the A3, local shops and amenities. Outside there are extensive communal gardens, car and bicycle resident parking. No onward chain and a long lease of over 150 years.

Further benefits include extensive communal gardens, residents parking and is offered to market with No onwards chain. Immediate Inspection advised.

Total floor area 29.1 m² (313 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



welcome to

Onyx House, Percy Gardens, Worcester Park

- 1 Bedroom
- Ground Floor Apartment
- Residents Parking
- No Onward Chain
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1700.00

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



view this property online [barnardmarcus.co.uk/Property/WCP107643](https://www.barnardmarcus.co.uk/Property/WCP107643)



Property Ref:
WCP107643 - 0004

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.

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Please note the marker reflects the postcode not the actual property