

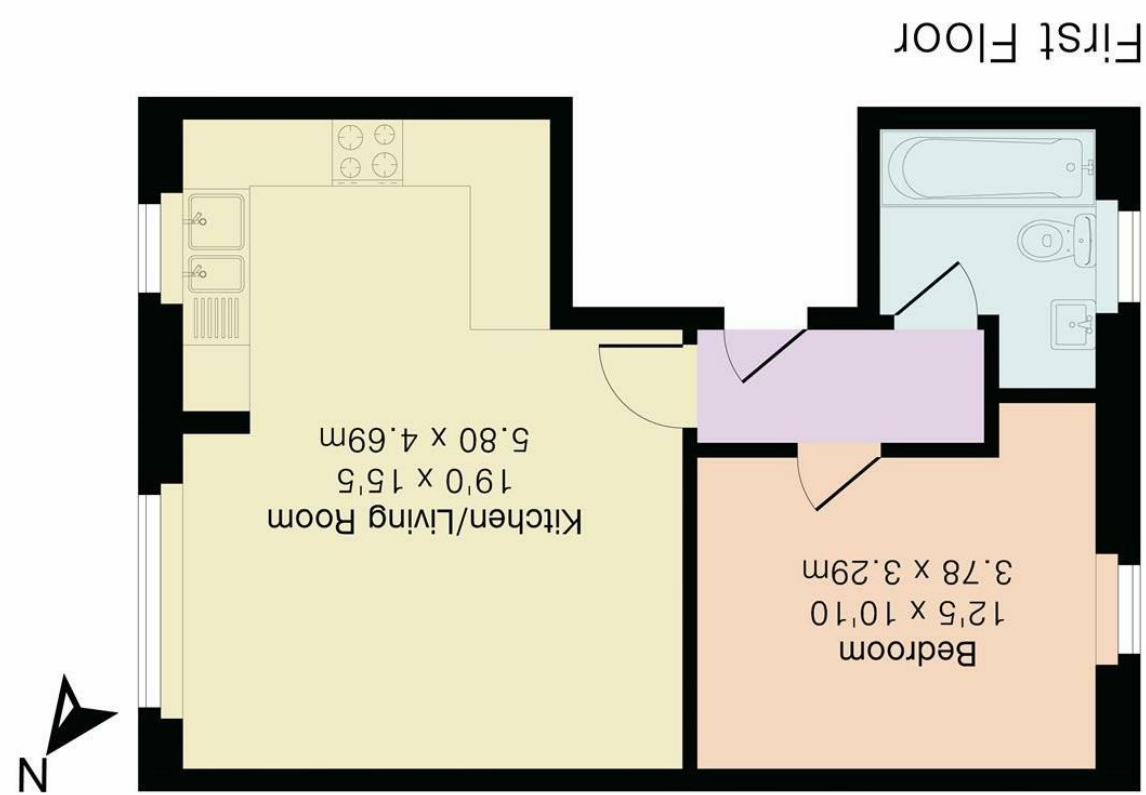
**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Category	Rating
Energy Efficiency Rating	G
Environmental Impact (CO <sub>2</sub> ) Rating	G

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.  
**Redress:** We hold independent redress with Property Redress

Kingston Office  
 34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 Tel: 020 8546 5444  
 Ham Office  
 323 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5QU  
 T: 020 8247 9444  
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

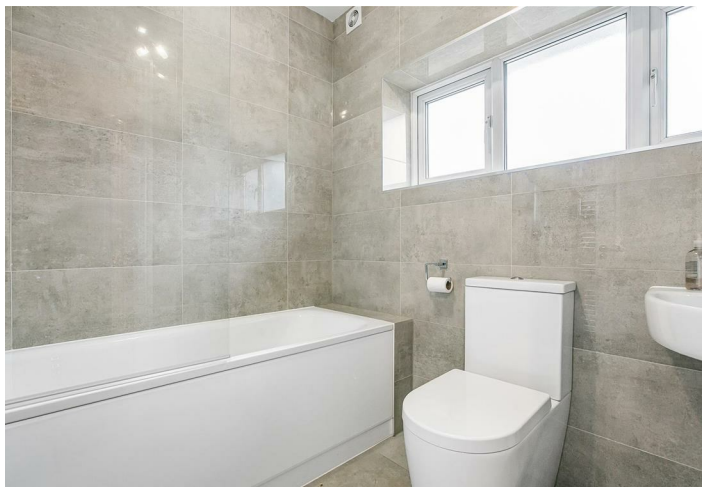
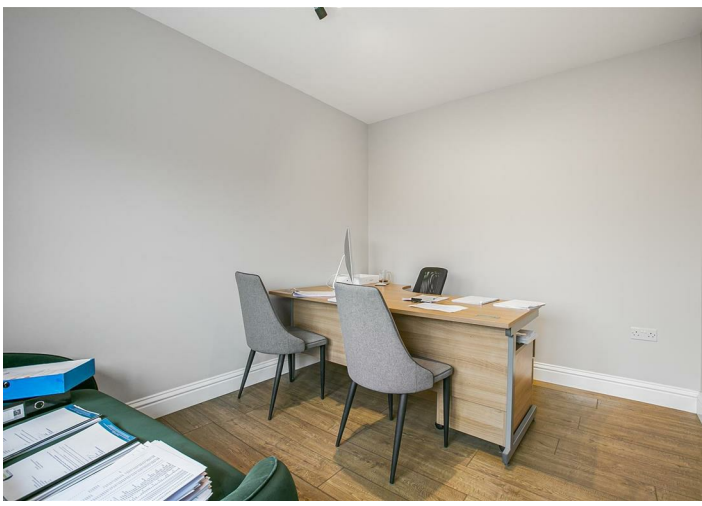
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Approximate Gross Internal Area 478 sq ft - 44 sq m**



**Kingston Road**  
 New Malden KT3 3RN



## Guide Price £240,000

- Recently Modernised Apartment
- Open Plan
- Modern Bathroom Suite
- Close to Kingston and New Malden
- Good Travel Links
- Peppercorn Ground Rent
- Service Charge t.b.c.
- New 999 Year Lease on Completion
- Council Tax Band - C
- EPC Rating - D

Tenure: Leasehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Located on Kingston Road in New Malden, this recently refurbished first floor flat offers a delightful blend of modern living and convenience. A spacious open-plan kitchen/reception area creates a welcoming atmosphere, perfect for both relaxation and entertaining. The flat also features one well-appointed bedroom and a modern bathroom suite.

The property is ideally situated, with easy access to both Kingston and New Malden, making it a prime location for those who appreciate the vibrancy of local amenities, shops, and dining options. Additionally, the excellent travel links in the area ensure that commuting to central London or other destinations is both straightforward and efficient.

This flat is an excellent choice for individuals or couples seeking a modern, low-maintenance home in a desirable location. With its recent refurbishment, it is ready for you to move in and make it your own. Don't miss the opportunity to view this charming property that perfectly combines comfort and convenience.

### Situation

Kingston Road is a sought after residential street conveniently located moments from both New Malden and Norbiton Villages with their select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. New Malden and Kingston Town Centers with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector.

