



barnardmarcus

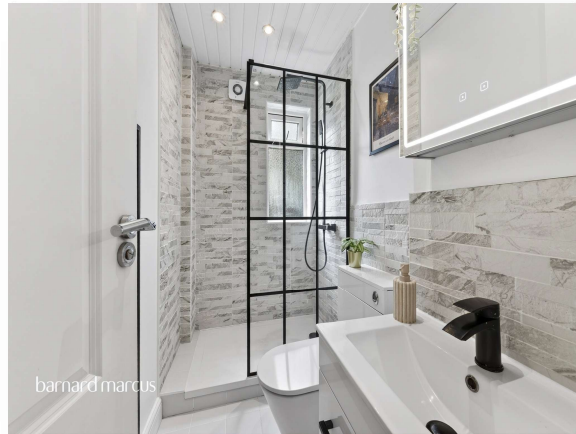
Errol Gardens, New Malden, KT3 6QF

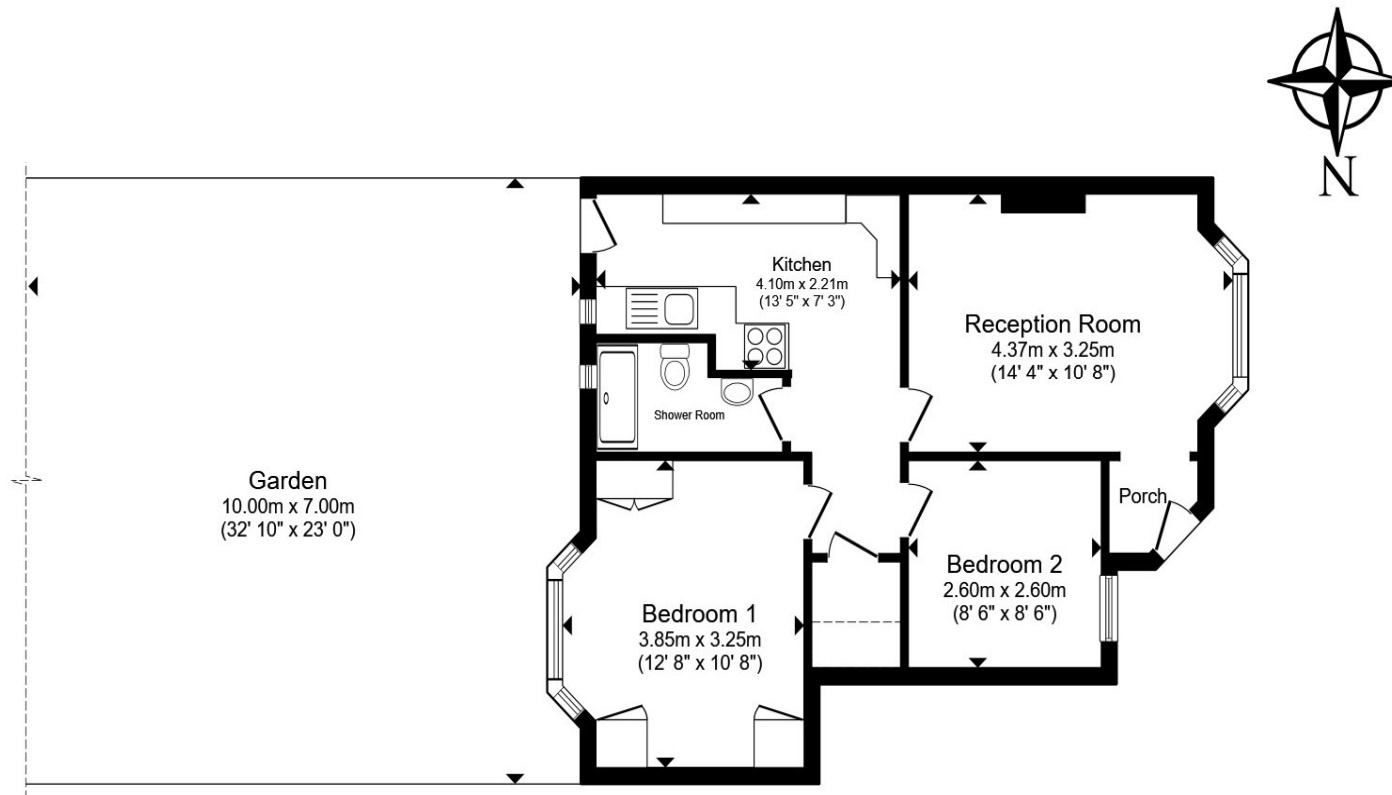


welcome to

Errol Gardens, New Malden

Appealing to a wide audience, this superb beautifully finished two double bedroom, ground floor maisonette has everything including off-street parking and a full width private rear garden complete with decked eating area at the rear of the garden.





Ground Floor

Total floor area 51.3 m² (553 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



This property is finished to an exemplary standard throughout whilst benefiting from gas fired central heating, double glazing, a newly fitted stylish modern shower room and fully fitted kitchen with direct access to a larger than average private rear garden.

This property is ideally situated for access to both New Malden and Motspur Park Rail and amenities.

welcome to

Errol Gardens, New Malden

- Two Bedroom Maisonette
- Home Office Space
- Large Private Rear Garden
- Off-Street Parking
- Modern Shower Room
- 0.3 Miles to Motspur Park Train Station

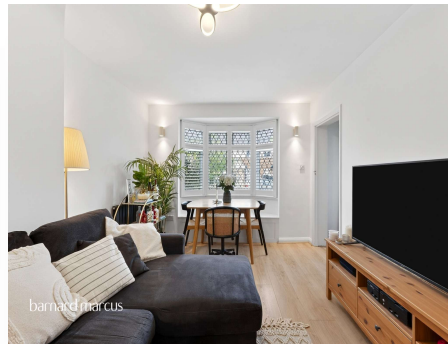
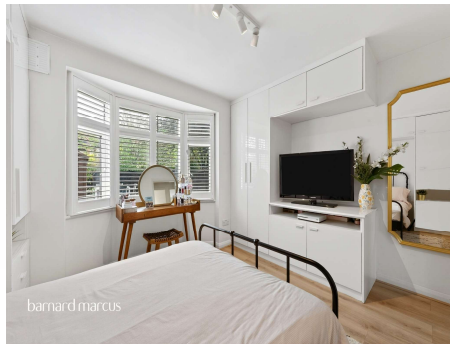
Tenure: Leasehold EPC Rating: C

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

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107839



Property Ref:
NML107839 - 0002

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