



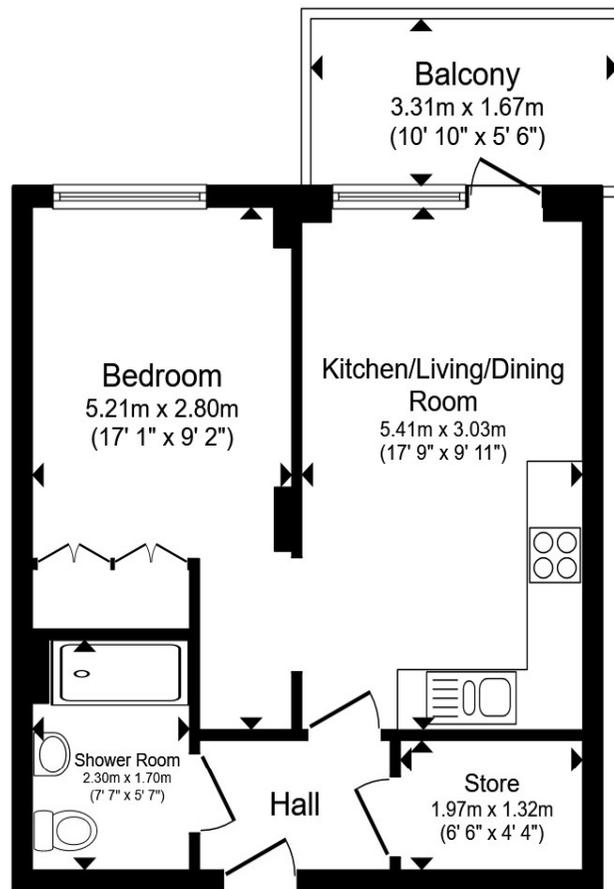
**Windermere House, Kingston Road, New Malden, KT3 3FR**

**welcome to**

**Windermere House, Kingston Road, New Malden**

A spacious, contemporary studio apartment in a modern development just 4 years old, located in New Malden. The open-plan living area benefits from plenty of natural light and flows out onto a generous private balcony.





## First Floor



A spacious, contemporary studio apartment in a modern development just 4 years old, located in New Malden.

The open-plan living area benefits from plenty of natural light and flows out onto a generous private balcony.

There's a well-finished separate bathroom, a large storage cupboard for added convenience, and modern finishes throughout - ideal for comfortable, stylish living.

The development has a high-efficiency communal heating system for reduced energy costs. Further benefits include access to two beautiful communal gardens to enjoy and lift. This property is ideally located for easy access to local transport links and local amenities.

Total floor area 39.2 m<sup>2</sup> (422 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)



welcome to

## Windermere House, Kingston Road, New Malden

- Open Plan Living
- Large Balcony
- Two Communal Gardens
- Remaining New Build Warranty
- Close to Richmond Park and River Thames
- 0.9 miles to New Malden Station, 0.8 miles to Norbiton Station (23 minutes to Waterloo)

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2255.50 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107749](https://www.barnardmarcus.co.uk/Property/NML107749)



Property Ref:  
NML107749 - 0003

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barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)