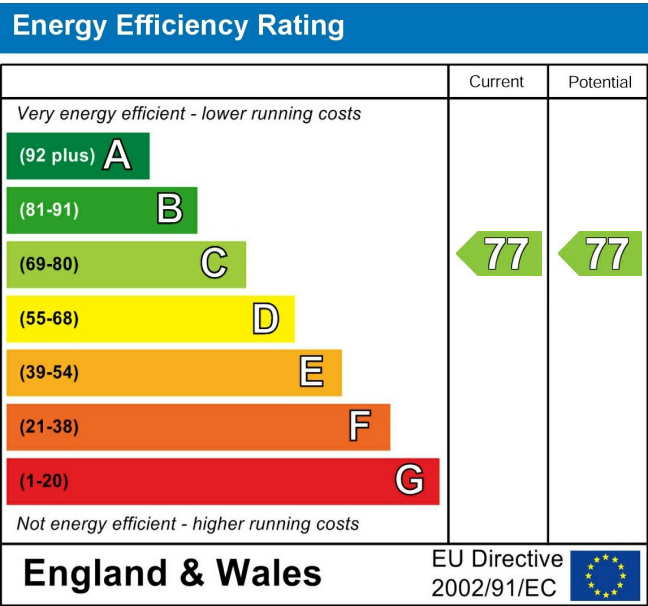
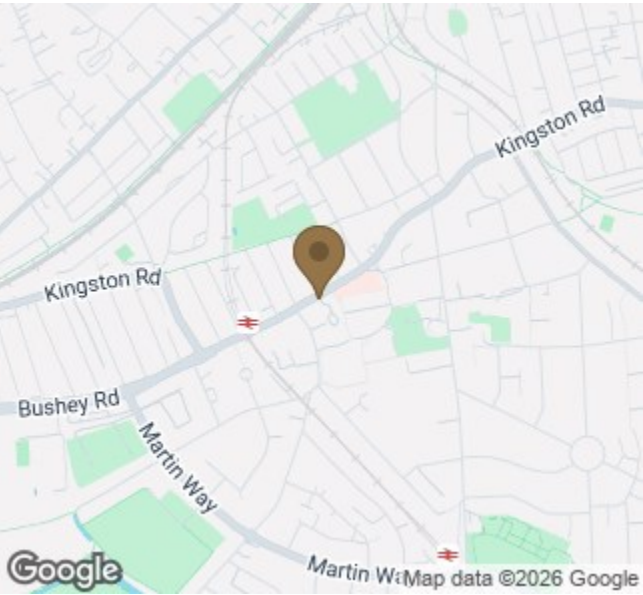
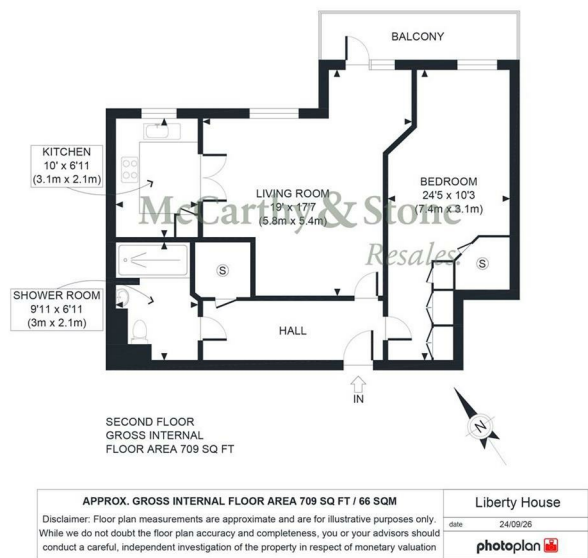




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McCarthy & Stone Resales Limited  
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Registered in England and Wales No. 10716544



## 49 Liberty House

246 Kingston Road, London, SW20 8DA



Council Tax Band: C

Looking for the perfect retirement property?  
If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Liberty House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000  
Leasehold

☎ 0345 556 4104

✉ [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

🌐 [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

### Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Communal Lounge where social events take place
- Guest suite for family or friends
- On-site table service restaurant
- Function Room
- Wellness suite/Hairdressing Salon
- Landscaped Gardens & Rooftop Terrace
- Garden room, Mobility scooter store, Laundry room
- Convenient for local amenities and transport links

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

49 Liberty House, London

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Asking price £350,000

**Liberty House**  
Liberty House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises; spacious entrance hall, modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom with a walk-in wardrobe and a larger than average living room opening onto a large balcony.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace. There are beautiful landscaped gardens with seating areas. Two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared lunch and evening meals daily.

If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). The development has a 24 hour emergency call system provided by a personal pendant and call points throughout the development and apartments as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Liberty House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Liberty House is conveniently located within the London Borough of Merton, between Wimbledon and New Malden and only 8 Miles from Central London, Raynes Park is a popular spot with a bustling social scene.

**Care & Support**  
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."



"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

**Apartment Overview**  
Occupying a desirable second-floor position within Liberty House, this modern and well-appointed larger than average apartment enjoys a pleasant north easterly-facing aspect and is conveniently situated close to the lift.

The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly onto a large decked balcony, creating a lovely extension to the living accommodation and an ideal spot to enjoy the morning sunshine.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

The spacious double bedroom benefits from a walk-in wardrobe offering excellent storage, while the modern bathroom is fitted with a walk-in level-access shower and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/store, adding to the apartment's excellent practicality.

Overall, this is a well-presented and conveniently positioned apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a large balcony to catch the morning sun.

**Landscaped Gardens**  
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

**Service Charge (breakdown)**  
• Cleaning of communal windows  
• Water rates for communal areas and apartments



- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The apartment heating and hotwater

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £13,751.552 per annum (for financial year ending 30/09/27)

**Lease Information**  
Ground Rent: £495 per annum  
Ground rent review date: June 2030  
Lease Length: 999 years from the 1st June 2015

**Additional Information & Services**  
• Ultrafast Full Fibre Broadband available  
• Mains water and electricity  
• Electric room heating  
• Mains drainage

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

