



barnard marcus

**Avon Court, Barton Green, New Malden, KT3 3HU**



**welcome to**

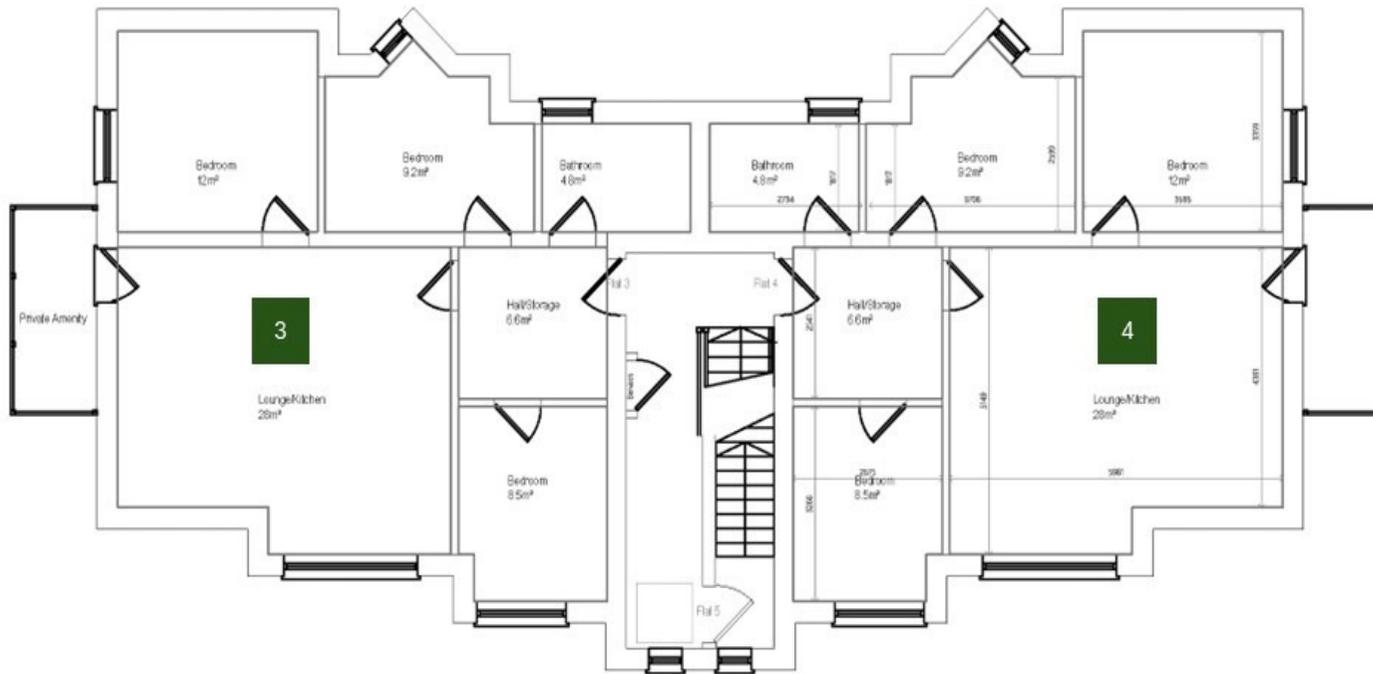
**Avon Court, Barton Green, New Malden**

Avon Court | 1st Floor | 796 sqft | 3 bedroom luxury apartment | Private Balcony | Overlooking a large green | Boutique Development |

0.76 miles from New Malden Station



## Floor Plans – First Floor



A stunning 796 sqft 3 bedroom luxury apartment in this boutique development with private balcony. Overlooking a large green, Avon Court is a boutique development of just five 3 bedroom apartments, 0.76 miles from New Malden Station.

Each apartment has a contemporary design that pays attention to every detail, perfect for those who value comfort, elegance, and modernity.

Avon Court is conveniently located within a 15 min walk of the essential amenities of New Malden High Street & New Malden Station, with direct links into Clapham Junction

The spectacular delights of Richmond Park are also nearby within just a short 7 min drive offering wonderful walks amongst the ancient woods - perfect for picnics, off-road cycling, walking, running, horse-riding and, of course, spotting some of the 630 Red & Fallow deer that have been roaming freely here since the mid-1600s.

There is an excellent selection of Primary & High Schools in the area which have good or outstanding Ofsted Ratings including Burlington Infant & Nursery School, Malden Manor Primary & Nursery School, Blossom House School, Christ Church New Malden CofE School, Coombe Girls School, Coombe Boys School, & Tiffin, a Grammar School.

\*Developer T&Cs apply, please ask for details. Journey times google maps / tfl.gov.uk

welcome to

## Avon Court, Barton Green, New Malden

- STAMP DUTY PAID IN FULL\*
- Three Bedrooms
- 796 SqFt
- High Quality Specification
- 0.76 Miles to New Malden High Street
- Clapham Junction 14 Minutes Via Train

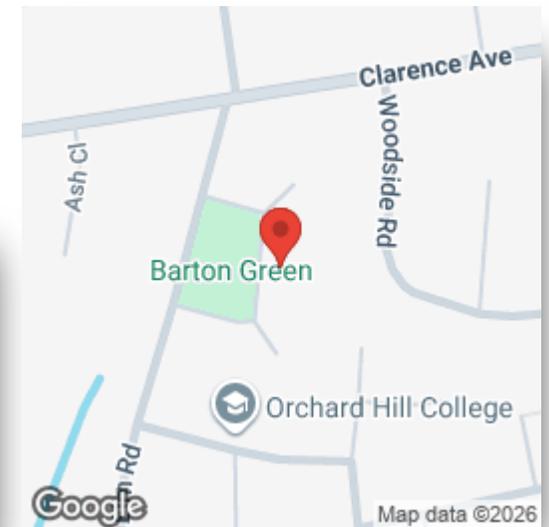
Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £575,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107785](https://barnardmarcus.co.uk/Property/NML107785)



Property Ref:  
NML107785 - 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.

  
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