

Rodney Road New Malden KT3



- **Share of Freehold**
- **Split level; modern and bright throughout**
- **Multi-functional space; two bedrooms or two receptions**
- **Direct access to communal garden; plus side access**
- **Walking distance to High Street, Schools and local transport**
- **Allocated parking space to the front**

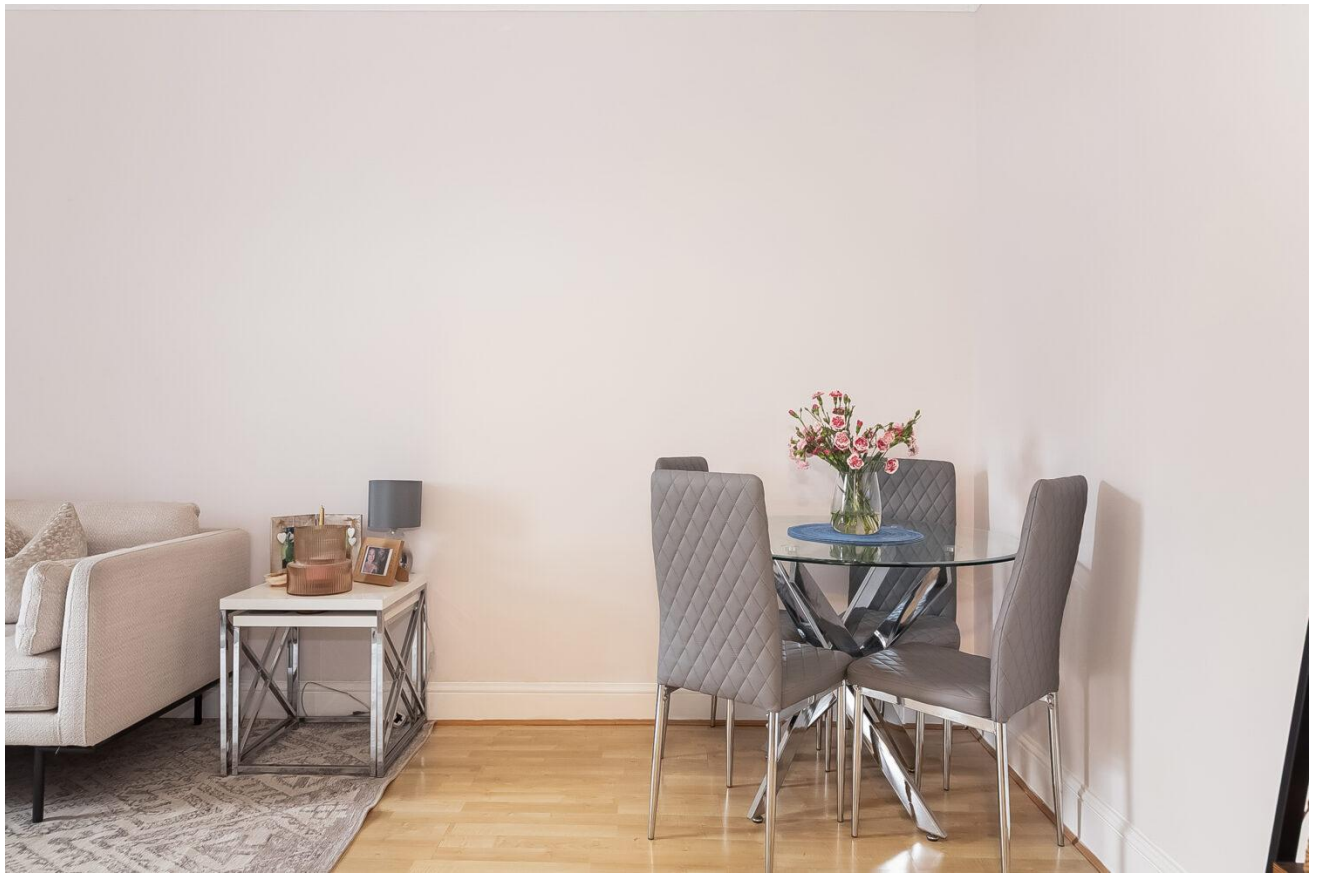
Offers in Excess of £400,000

Forming part of an attractive period conversion, this thoughtfully modernised home combines character with practical modern living. The flexible split-level layout allows the accommodation to adapt to a variety of lifestyles, making it equally well suited to professionals, couples, young families or those working from home.

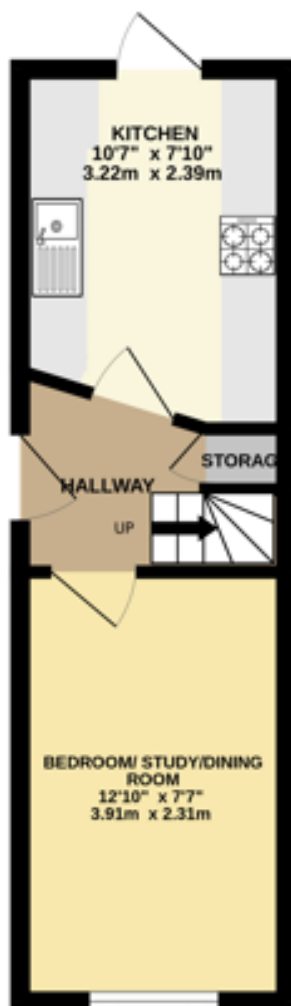
The ground floor features a generous room, currently arranged as a study/bedroom, which could equally serve as a reception room or dining room. Also on this level is a contemporary fitted kitchen with a stable door opening directly onto a quiet, well-maintained communal garden that is rarely used by neighbouring residents, providing a peaceful outdoor space to enjoy. Upstairs, the bright and spacious reception room is flooded with natural light and offers ample space for both relaxing and dining. Thanks to the property's flexible layout, this room could also be used as a bedroom if preferred. The first floor also benefits from another well-proportioned double bedroom with built-in storage and a modern family bathroom. Further benefits include gas-fired central heating, double glazing, allocated off-street parking on the driveway, high-quality finishes throughout, share of freehold ownership with no ground rent, and a service charge of £125 per month covering all insurances and communal maintenances. Early viewing is highly recommended to appreciate everything this unique home has to offer. EPC Rating D. Council Tax Band C



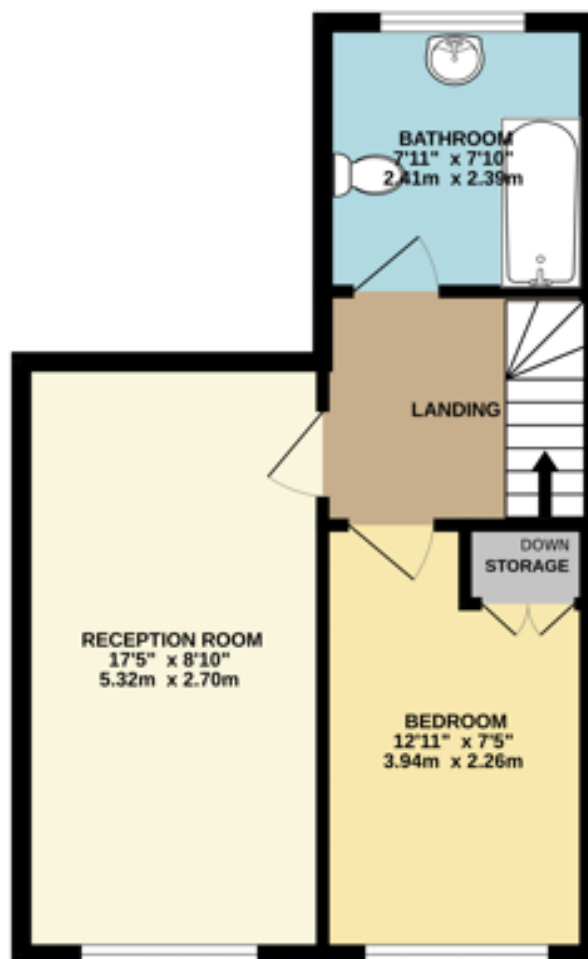




GROUND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 626sq.ft. (58.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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