



Pitsford House, St. Johns Road, New Malden, KT3 3FG

welcome to

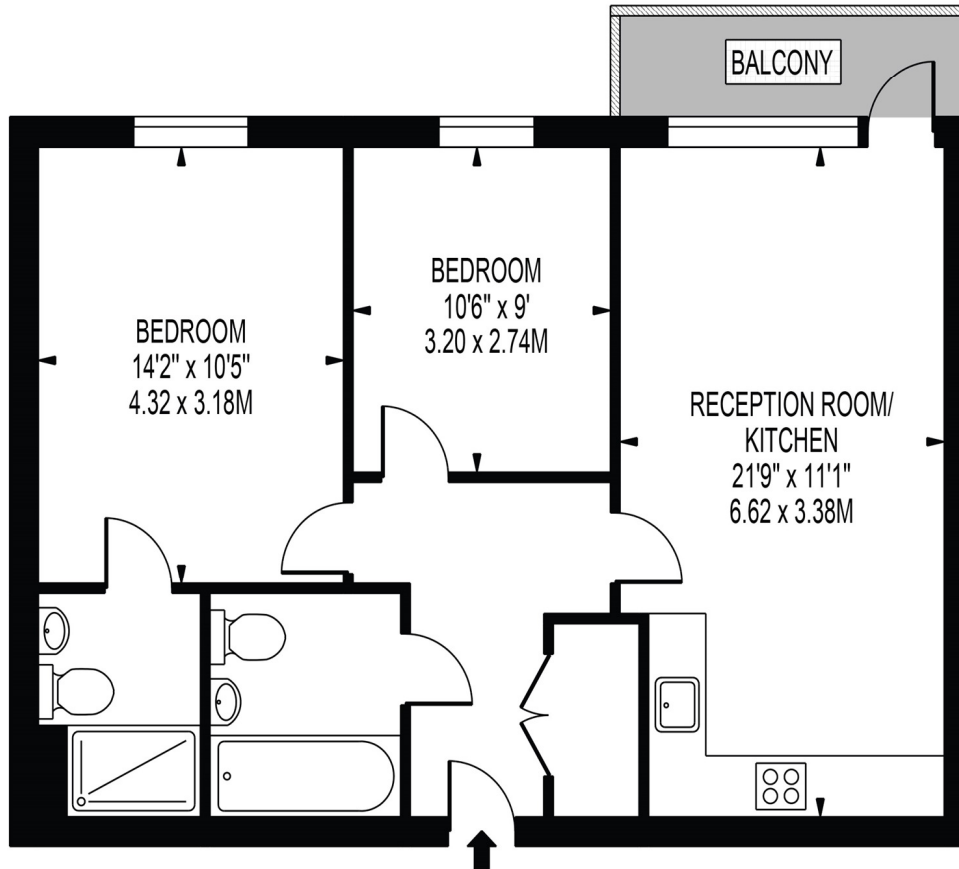
Pitsford House, St. Johns Road, New Malden

A beautifully presented modern apartment, offering stylish & spacious living in a prime New Malden location. This property is located within a highly sought after development complete with manicured private gardens and ideal for local transport links.



PITSFORD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 672 SQ FT - 62.43 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A beautifully presented modern apartment, offering stylish and spacious living in a prime New Malden location.

Upon entering the property is a spacious hallway with large storage space. Continue through to the open plan living area complete with sleek and modern fitted kitchen and leads onto a private secluded balcony.

The second bedroom is a bright double room and the master is complete with an ultra modern en-suite. There is also the addition of a fully fitted bathroom suite too.

This property is located within a highly sought after development complete with manicured private gardens and ideal for local transport links.

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- 2 Bedroom, 2 Bathroom
- High Specification Throughout
- Private Balcony
- Stunning Development
- Communal Gardens
- Long Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2255.52 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

£435,000



view this property online barnardmarcus.co.uk/Property/NML107704



Property Ref:
NML107704 - 0007

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.

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Please note the marker reflects the postcode not the actual property



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