



PERFECT PILLARS  
Supporting You



## 80 289 Burlington Road, New Malden, KT3 4BG

Asking price £525,000

- Ninth-floor reassignment apartment
- West-facing private balcony
- Residents' gym and yoga studio
- Two double bedrooms
- Open-plan living and dining space
- Landscaped communal gardens
- Two bathrooms
- Electrolux washer dryer included
- Long lease and NHBC warranty

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

info@perfectpillars.co.uk  
<https://www.perfectpillars.co.uk/>

**LIVING / DINNING**  
22'7" x 11'1"  
(6892 x 3393 mm)

**KITCHEN**  
6'8" x 12'1"  
(2045 x 3700 mm)

**BEDROOM 1**  
12'7" x 12'1"  
(3850 x 3687 mm)

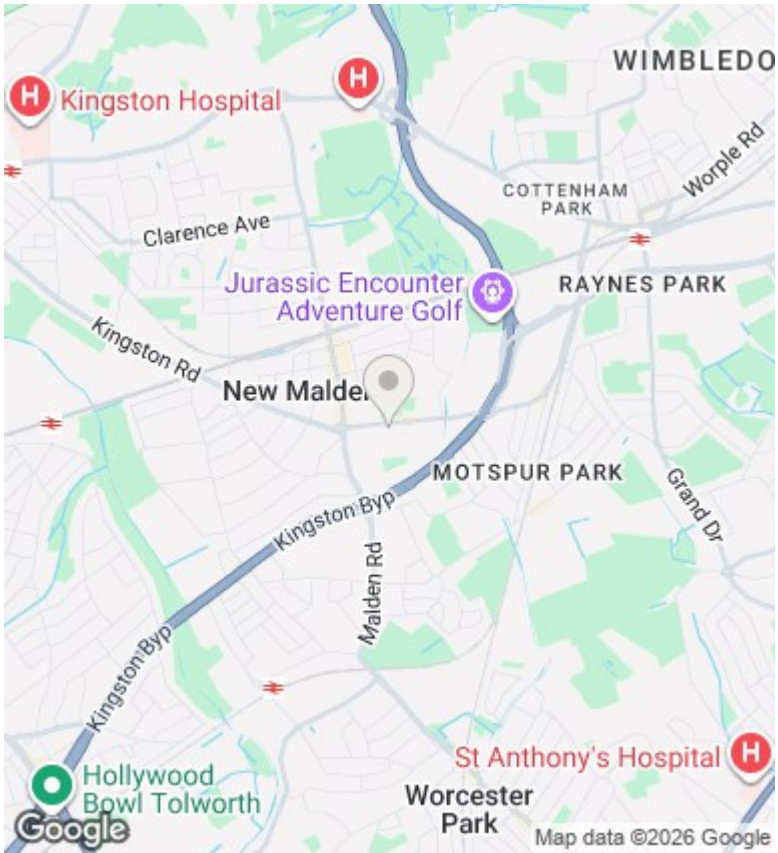
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

**EN SUITE**  
5'1" x 7'2"  
(1550 x 2200 mm)

**BATHROOM**  
6'8" x 7'2"  
(2050 x 2200 mm)

**TOTAL AREA**  
830 sq ft  
(77.1 sq m)

**BALCONY**  
75.8 sq ft  
(7 sq m)



**Directions**

**Viewings**

Viewings by arrangement only. Call 01183 048821 to make an appointment.

**Council Tax Band**

New Build

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	