

## Byfield Court New Malden KT3



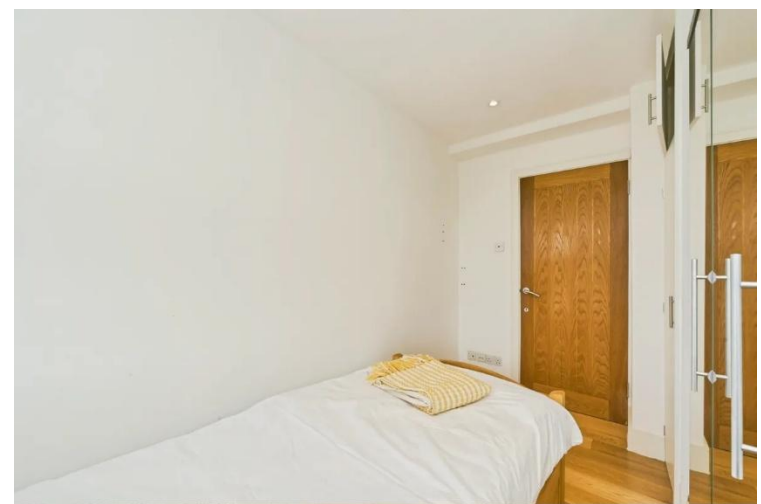
- **Second floor, three bedroom apartment**
- **Modern and spacious with direct access balcony**
- **Parking**
- **Family bathroom, plus separate W.C.**
- **Close to Motspur Park station and local amenities**
- **NO ONWARD CHAIN**

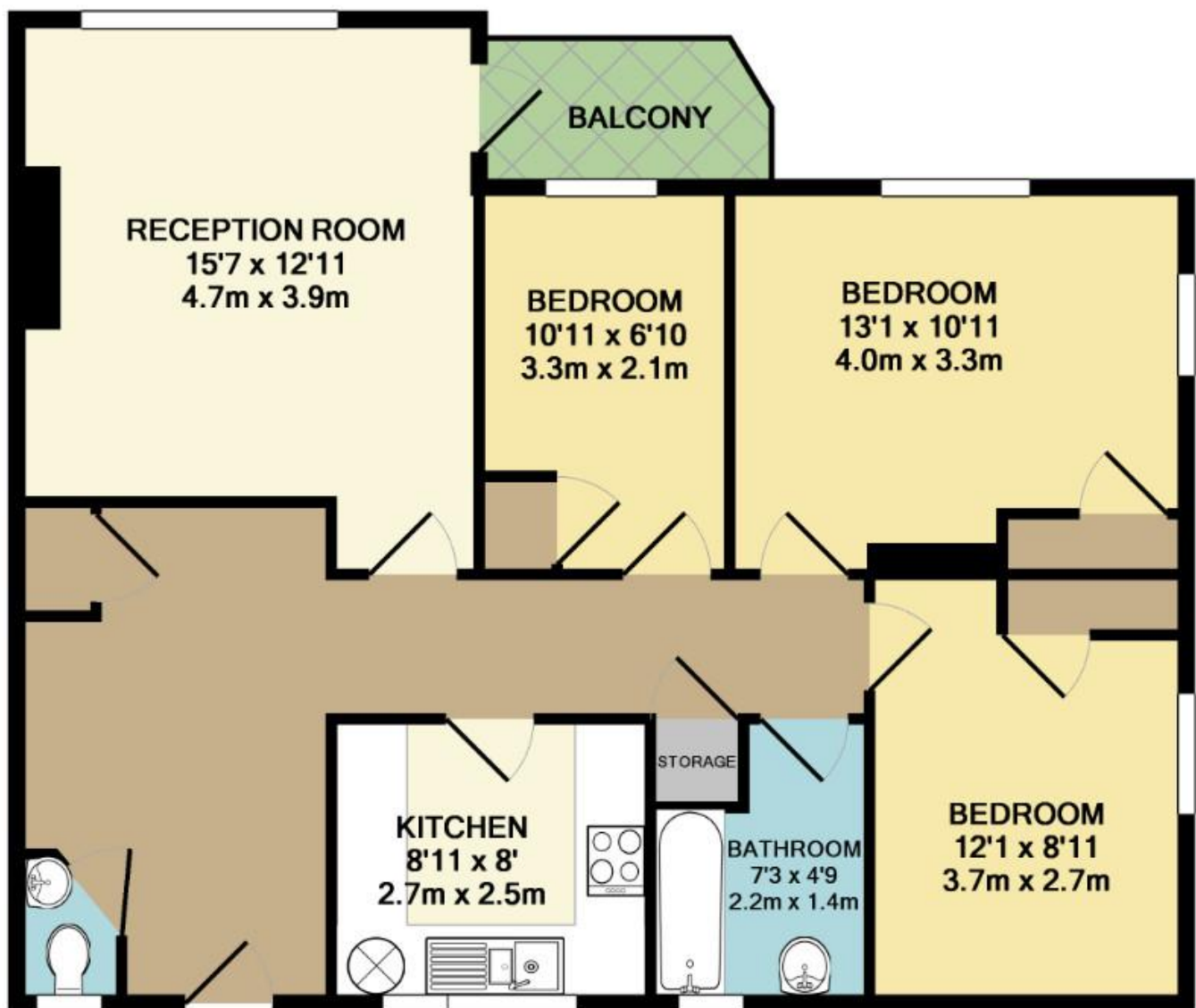
### Price **£375,000**

Over 755 sq ft. Three bedrooms. Private balcony. Residents' parking. External storage. No onward chain. At this price point in the local market, buyers are often asked to compromise between space, outside space, parking and property condition. Here, they sit in one well-laid-out property. The accommodation includes a bright reception room, separate kitchen, three usable bedrooms, modern bathroom and additional WC. There is space for a home office, guest room, nursery, dressing room or shared living arrangement without losing the main living space. The property has been updated throughout and is ready to move into. The private balcony provides outdoor space, while the external storage gives room for bikes, luggage, sports equipment, prams and seasonal items without taking space from inside the home. Residents' parking adds another practical advantage for daily life. For those wanting an easier move, selected furniture can be included by separate agreement. Motspur Park station is within easy reach, with direct services to Wimbledon (8 minutes), Clapham Junction (16 minutes) and London Waterloo (26 minutes). New Malden station is also nearby, with Raynes Park, Kingston, Putney, Wimbledon and Tooting accessible by local bus links. Local amenities include David Lloyd Raynes Park, gyms, cafés, restaurants, Korean food spots, Waitrose, Marks & Spencer, Tesco Extra. This property brings those elements together, with no onward chain and the lease extension being completed before the new owner takes ownership. Council tax band C.









**TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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