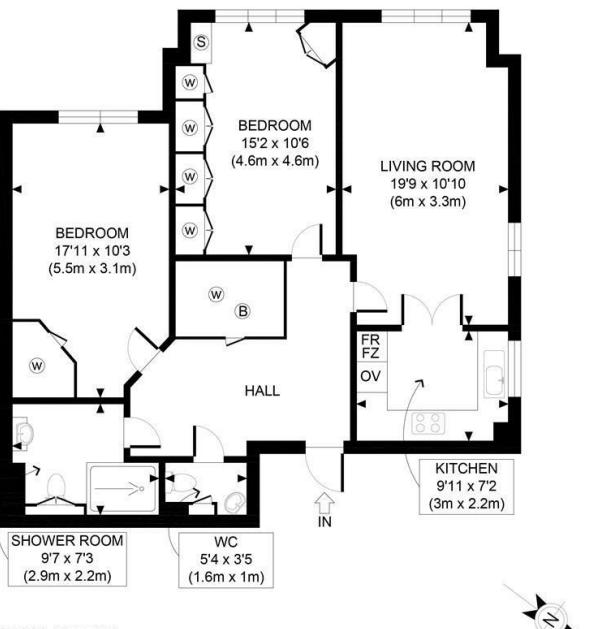


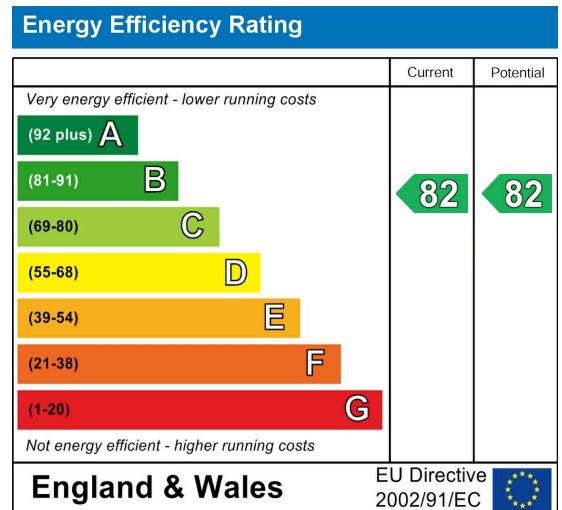
## 36 Liberty House

246 Kingston Road, London, SW20 8DA



APPROX. GROSS INTERNAL FLOOR AREA 884 SQ FT / 82 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Liberty House date 10/07/25 photoplan

Council Tax Band: D



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Asking price £550,000 Leasehold**

Stunning and beautifully presented two bedroom, first floor apartment at Liberty House.

A fantastic opportunity to acquire a highly desirable property within this sought after development.

This apartment benefits from having its own allocated parking space.



**Call us on 0345 556 4104 to find out more.**

[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# Kingston Road, Raynes Park, London

## Summary

Liberty House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

This beautifully presented apartment comprises a spacious and bright dual aspect living room. A modern fully fitted kitchen, two spacious double bedrooms with the master having a walk in wardrobe and the second bedroom has been enhanced with bespoke wardrobes and shelving fitted to one wall, modern shower room and a guest WC/Cloakroom. Underfloor heating and a 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace there are also landscaped gardens. There are two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the entrance hall and shower room as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Liberty House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Liberty House is conveniently located within the London Borough of Merton, between Wimbledon and New Malden and only 8 Miles from Central London, Raynes Park is a popular spot with a bustling social scene.

## Entrance Hall

Front door with spyhole leads to the large entrance hall, the 24 hour Tunstall emergency response system is wall mounted. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the two bedrooms, living room, shower room and WC.

## Dual aspect Living Room

A beautifully presented and spacious dual aspect living/dining room. The two large windows provide plenty of natural light. Two ceiling light points, raised power points. Sky/Sky+ point plus TV & telephone points. Partly glazed double doors give access to the separate kitchen.



## Kitchen

Fully fitted modern style kitchen with an excellent range of base and wall units fitted with high gloss white cupboard doors and drawers and contrasting work surfaces. Contemporary ceiling lights. Stainless steel sink unit with chrome mixer tap sits beneath and electronically operated window. There is an integrated fridge/freezer and a fitted electric oven and built-in microwave oven above. A fitted electric ceramic hob with stainless steel extractor hood over and tiled splash backs. Tiled flooring and plinth lighting.

## Bedroom One

A spacious double bedroom with a large floor to ceiling window and a south westerly aspect making this bedroom beautifully bright. Walk in wardrobe housing rails and shelving. Ceiling lights, raised power points, TV and phone point.

## Bedroom Two

A second double bedroom of excellent proportions. Ceiling lights, TV and phone point. Large floor to ceiling window with a south westerly aspect. This beautifully presented room has been enhanced by having bespoke wardrobes and shelving fitted along one wall. If a second bedroom is not required this could provide alternative uses such as a separate dining room, study/home office or hobbies room.

## Shower Room

Modern suite comprising; a close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted mirror, shaver point and down lights, walk-in level access thermostatically controlled shower, tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light. Bespoke fitted cupboard for storage.

## WC/Cloakroom

Part tiled walls and floor, WC, pedestal wash basin with mirror above.

## Car Parking

This apartment benefits from having an allocated parking space.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas



# 2 Bed | £550,000

## Buildings insurance

## Apartment underfloor heating

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £17,500.47 per annum (for financial year ending 30/09/26)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.



## Leasehold

Ground Rent: £595 per annum

Ground rent review date: June 2030

Lease 999 Years from the 1st June 2015

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

