

KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1482 SQ FT- 137.70 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 171 SQ FT- 15.90 SQ M
TOTAL AREA : 1653 SQ FT- 153.60 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Kingston Road, New Malden, KT3 3ND

£675,000 Leasehold - Share of Freehold



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for Sale

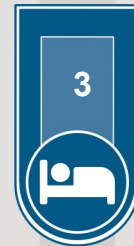
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THE LOCATION

This lovely home is located within reach of New Malden or Berrylands stations. The nearby A3 offers links in and out of London. There are local shops for every day needs and the cafes, restaurants and bars in New Malden High Street is within reach.



THE PROPERTY

The property features three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office. With two bathrooms, mornings will be a breeze in this household, ensuring no queues or delays. There is a spacious first floor living room, with the superb kitchen/family room and guest cloakroom being on the ground floor. The kitchen provides access out to a 65ft approx. rear garden. The integral garage offers convenient parking for one vehicle, making trips to the shops or commuting a stress-free experience. This townhouse is designed to meet the needs of modern living, with versatile use of space. Whether you desire a cosy reading nook or a formal dining area, this property offers the flexibility to cater to your lifestyle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.