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**Parkgate House, West Barnes Lane, New Malden, KT3 6NB**

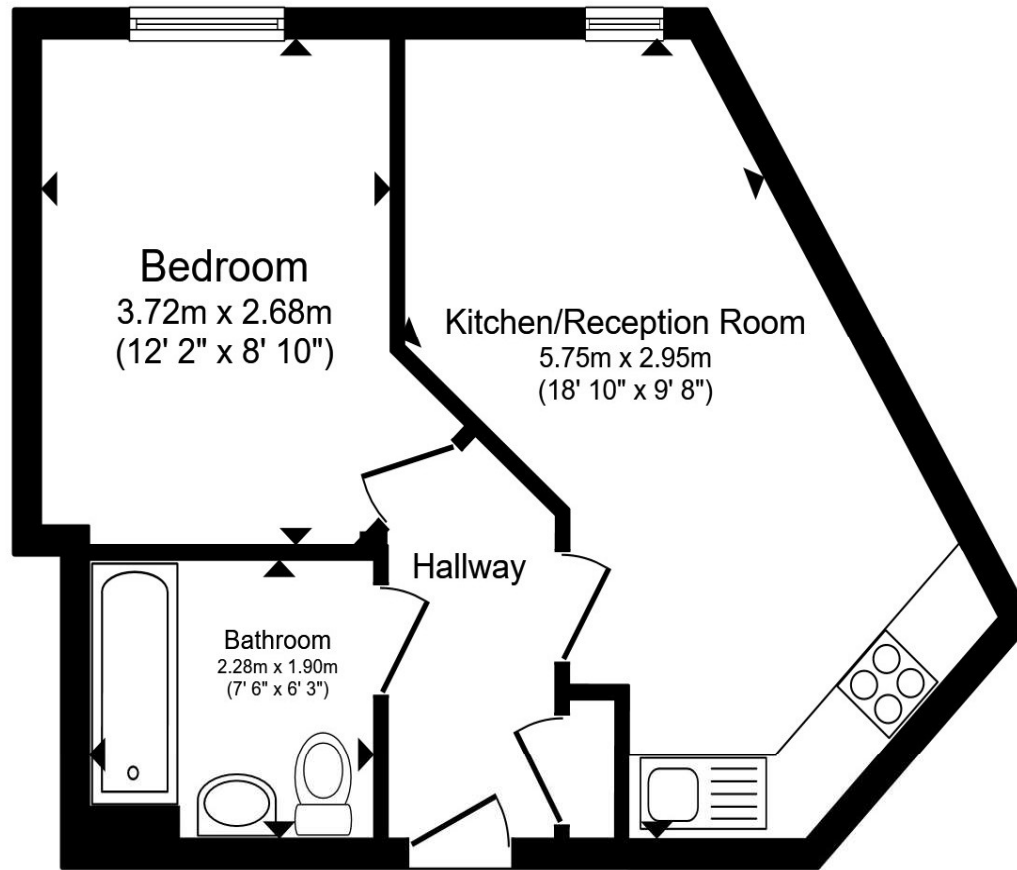


**welcome to**

**Parkgate House, West Barnes Lane, New Malden**

This attractive one-bedroom apartment, situated within this popular modern development, offers well-balanced accommodation and an excellent opportunity for first-time buyers, investors, or commuters alike.





## 2nd Floor

Total floor area 38.08 m<sup>2</sup> (409.9 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Located on an upper floor with lift access, the property features a versatile reception room with ample room for both seating and dining areas, a well-appointed fitted kitchen, a generous double bedroom with space for wardrobes and a contemporary bathroom.

Additional benefits include an allocated parking space and a long lease of approximately 145 years.

The apartment enjoys an abundance of natural light throughout and is conveniently positioned within easy reach of Motspur Park Station, providing direct links to London Waterloo. Residents also benefit from close proximity to the open green spaces, local shops and everyday amenities, as well as the wider retail and dining facilities available in New Malden town centre.

A superb home in a well-connected location, offering comfortable living and excellent transport links.

welcome to

## Parkgate House, West Barnes Lane, New Malden

- One Bedroom
- Lift Access
- Allocated Parking
- Modern Living Throughout
- Long Lease
- Few Minutes Walk to Motspur Park Train Station

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1350.00 Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£295,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107956](https://barnardmarcus.co.uk/Property/NML107956)



Property Ref:  
NML107956 - 0004

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