



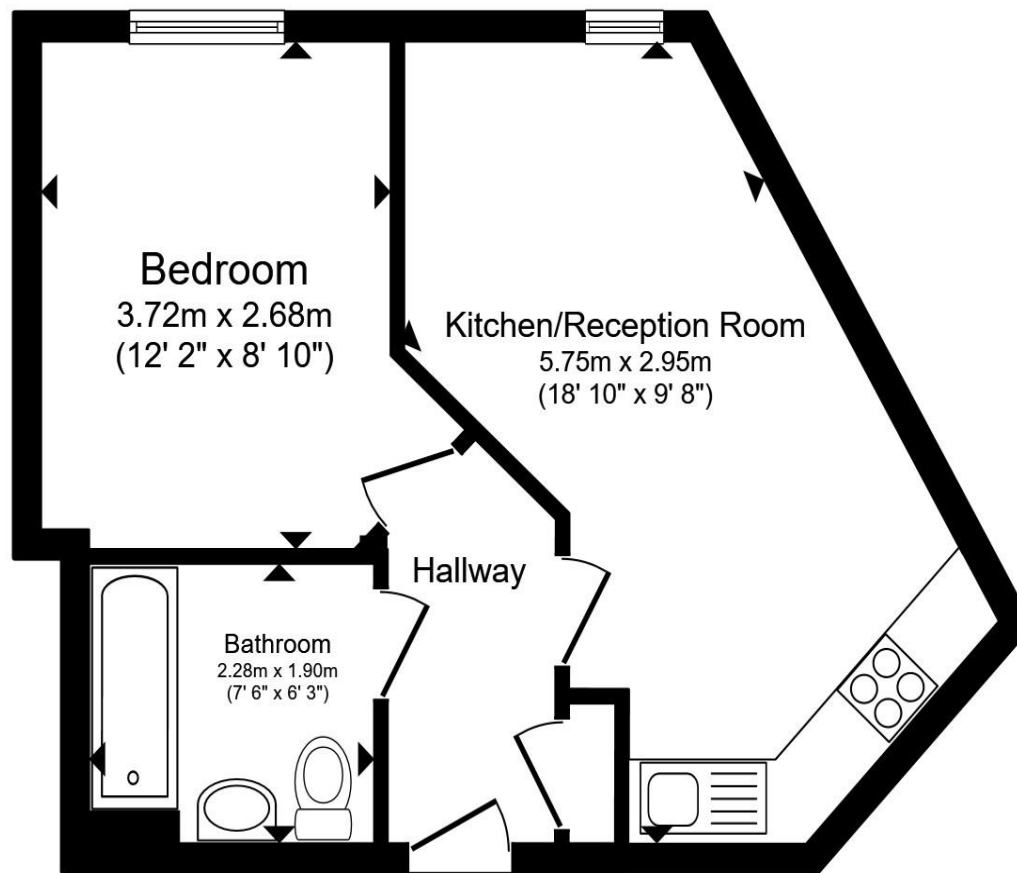
Parkgate House West Barnes Lane, New Malden KT3 6NB

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 m² (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



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 & 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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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- One Bedroom
- Lift Access
- Allocated Parking
- Modern Living Throughout
- Long Lease

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

£285,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107956



Property Ref:
NML107956 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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