

## Lawn Close New Malden KT3



- **Bright Two Bedroom First Floor Maisonette**
- **Spacious Living/Dining Room**
- **Separate Kitchen**
- **Quiet Cul De Sac**
- **Outside Space**
- **Central "Groves" Location**

**Price £365,000**

Located in the heart of the highly sought-after "Groves" area, this spacious first floor maisonette offers the perfect blend of character and modern convenience.

With its own private entrance, a bright and airy reception room, where a classic bay window floods the space with natural light—perfect for relaxing or entertaining. A practical, separate, modern fitted kitchen. The accommodation also features two well-proportioned rooms: a spacious main double bedroom and a generous second large single, offering flexible space for a growing family, guests, or a dedicated home office. Outside, you'll enjoy your own private garden area to the front, adding a rare touch of greenery to your doorstep. Location is everything here. You are just a short stroll from New Malden High Street and the Station, making commutes to London Waterloo effortless. Families will also benefit from having the choice of several excellent schools. EPC rate - D. Council Tax Band C. The lease is presently being extended by 90 years to 189 years to tie alongside completion.

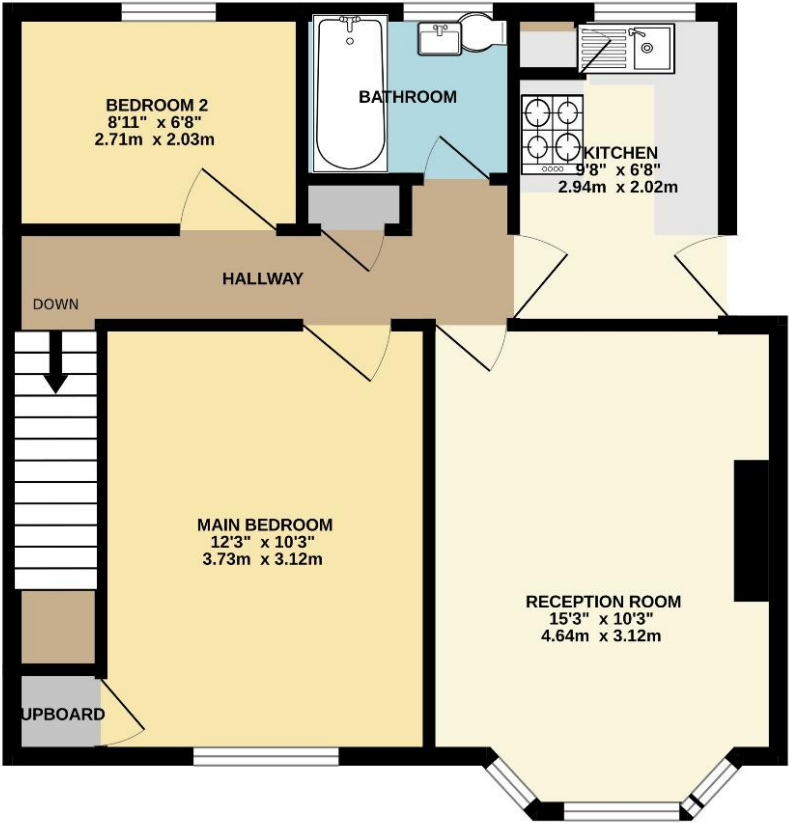
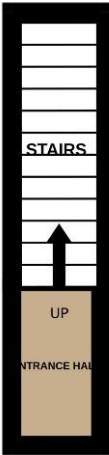






GROUND FLOOR  
37 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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