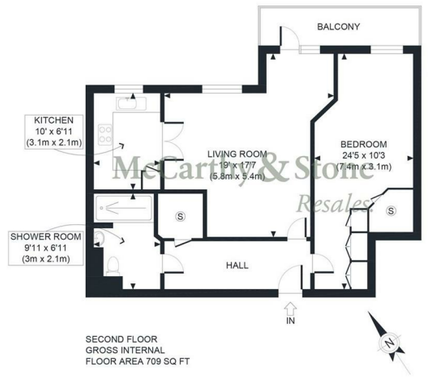
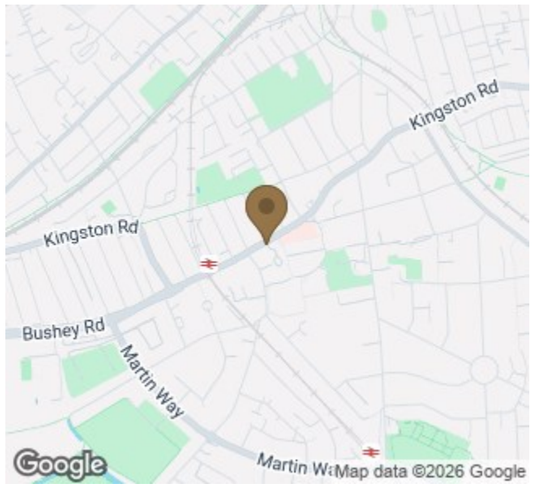
Excellent

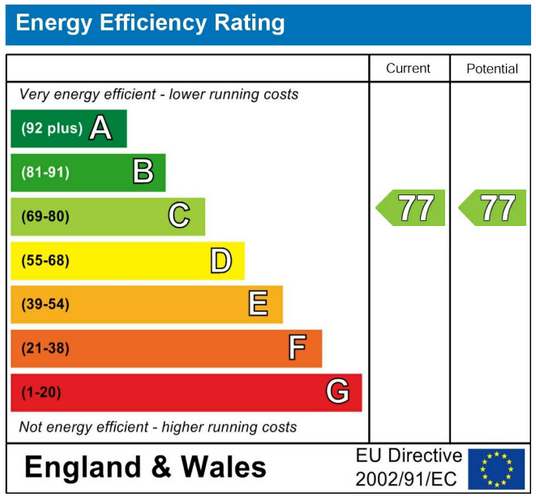
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 709 SQ FT / 66 SQM	Liberty House
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	date 24/09/26
	photoplan











49 Liberty House

246 Kingston Road, London, SW20 8DA

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Liberty House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Larger than average living room opening onto a spacious balcony
- 24 hour emergency call system
- Communal Lounge where social events take place
- Guest suite for family or friends
- On-site table service restaurant
- Function Room
- Wellness suite/Hairdressing Salon
- Landscaped Gardens & Rooftop Terrace
- Garden room, Mobility scooter store, Laundry room
- Convenient for local amenities and transport links

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

49 Liberty House, London

1 | 1 | Asking price £350,000

Liberty House
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. The apartment comprises; spacious entrance hall, modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom with a walk-in wardrobe and a larger than average living room opening onto a large balcony.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace. There are beautiful landscaped gardens with seating areas. Two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared lunch and evening meals daily.

If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). The development has a 24 hour emergency call system provided by a personal pendant and call points throughout the development and apartments 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.

Apartment Overview
Occupying a desirable second-floor position within Liberty House, this modern and well-appointed larger than average apartment enjoys a pleasant north easterly-facing aspect and is conveniently situated close to the lift.

The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly onto a large decked balcony, creating a lovely extension to the living accommodation and an ideal spot to enjoy the morning sunshine.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

The spacious double bedroom benefits from a walk-in wardrobe housing shelving and hanging rails plus the bedroom has been enhanced with bespoke fitted wardrobes offering excellent storage, while the modern bathroom is fitted with a walk-in level-access shower and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/store, adding to the apartment's excellent practicality.

Overall, this is a well-presented and conveniently positioned apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a large balcony to catch the morning sun.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Roof Terrace
Liberty House boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Liberty House serve freshly prepared food twice a day all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Liberty House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, Bridge club, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there is a local Hairdresser and a Foot Health Practitioner that visit Liberty House on a regular basis and always happy to welcome new clients.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

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
- Buildings insurance
- The apartment heating and hotwater

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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £13,751.552 per annum (for financial year ending 30/09/27)

Lease Information
Ground Rent: £495 per annum
Ground rent review date: June 2030
Lease Length: 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













