

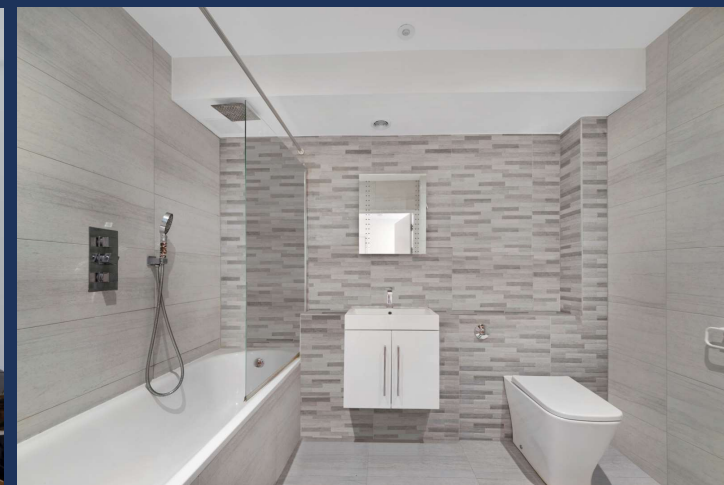
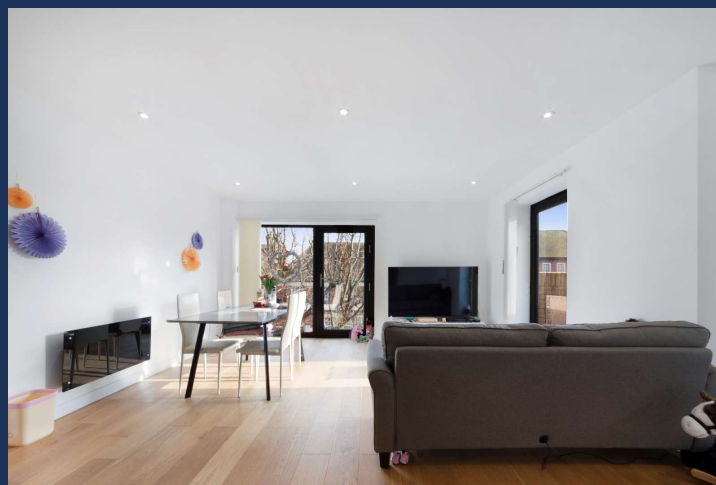


Flat 2, High Street, New Malden

£600,000 *Leasehold*

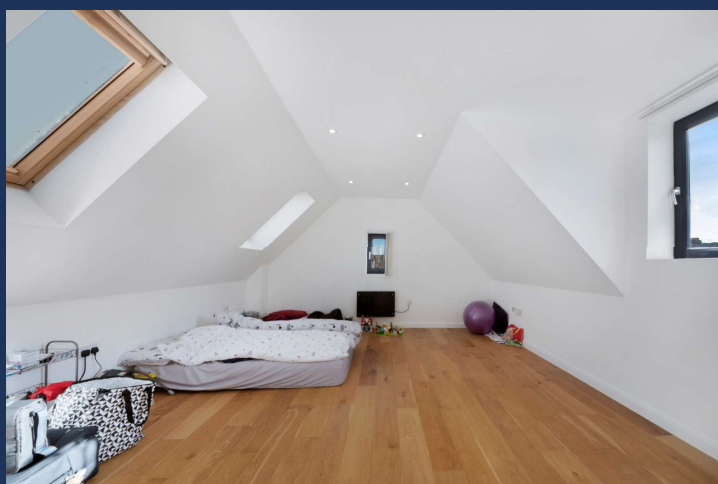
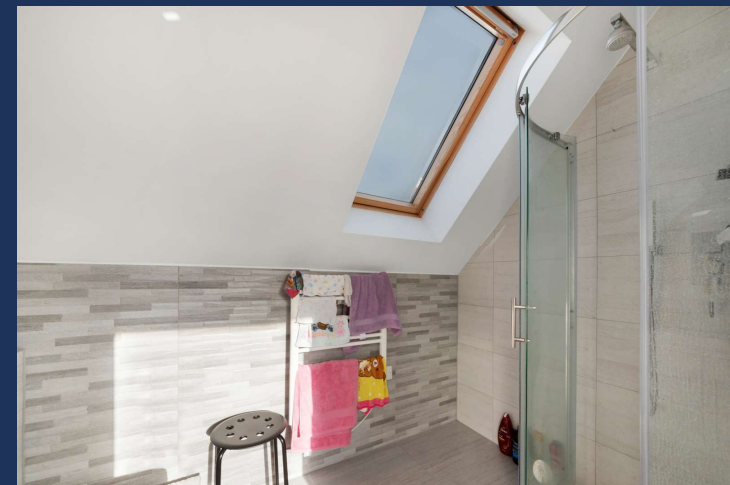
# Fantastic Three Bedroom Flat With Balcony

- Three Bedrooms
- Fitted Kitchen
- Open Plan Living
- New Development
- Private Balcony
- Luxury bathroom
- High Street Location
- Close To Station
- Leasehold 125 years from and including 1st January 2021
- Ground rent for each lease is £350 p.a.
- Service Charge TBC
- EPC: B



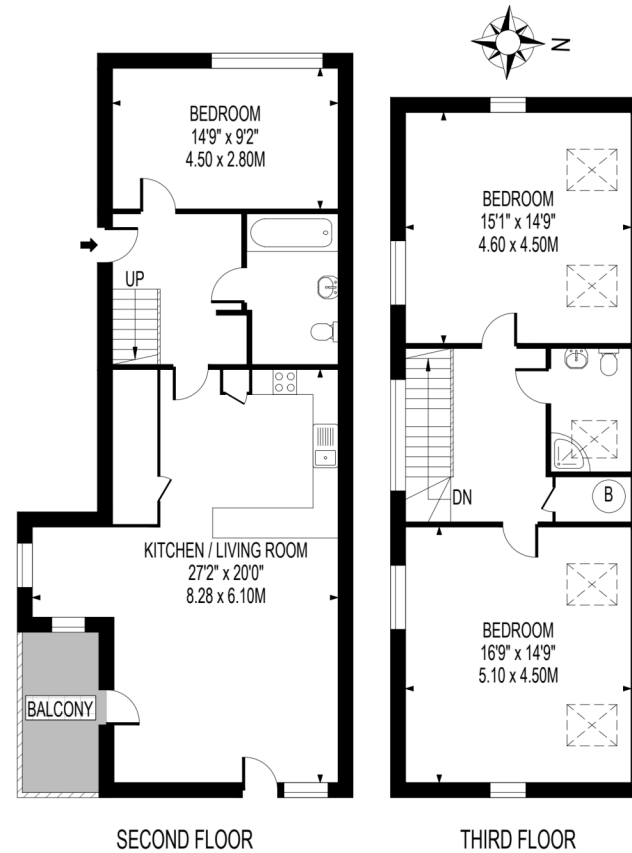
A stunning split level three bedroom apartment in this newly built development on New Malden High Street featuring over 1,300 Sq Ft of accommodation and a private balcony. The property is finished to a high quality finish throughout and also benefits from lift access and communal roof terrace. Including three bedrooms, two bathrooms, high spec fitted kitchen and open plan reception room. The property is situated in the heart of New Malden offering many local amenities and

commuter stations with easy access into Central London and A3.



## HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1370 SQ FT- 127.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

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