



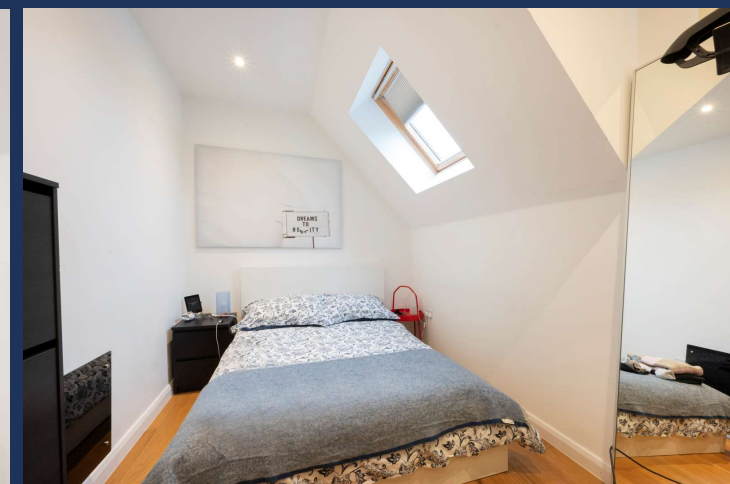
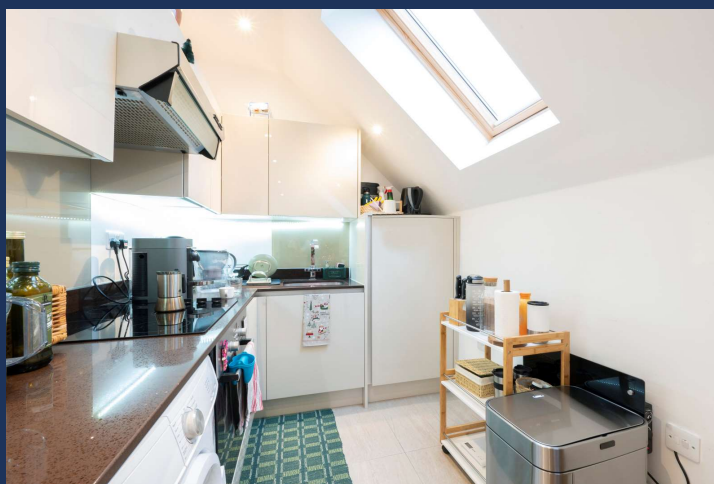
Hawes & Co

Flat 6, High Street, New Malden

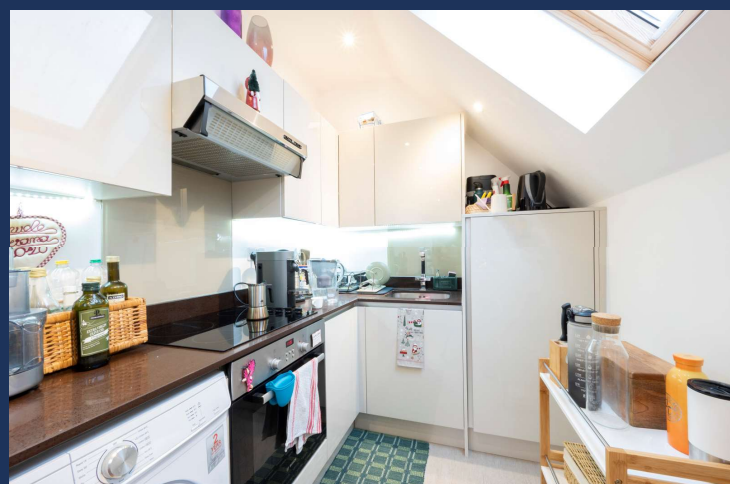
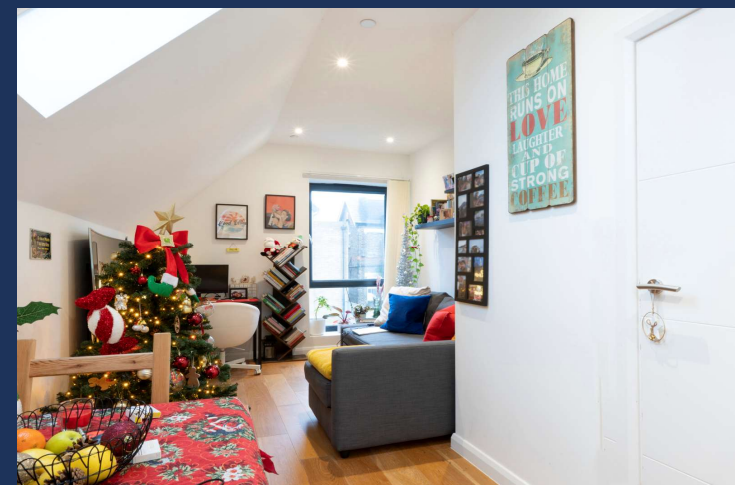
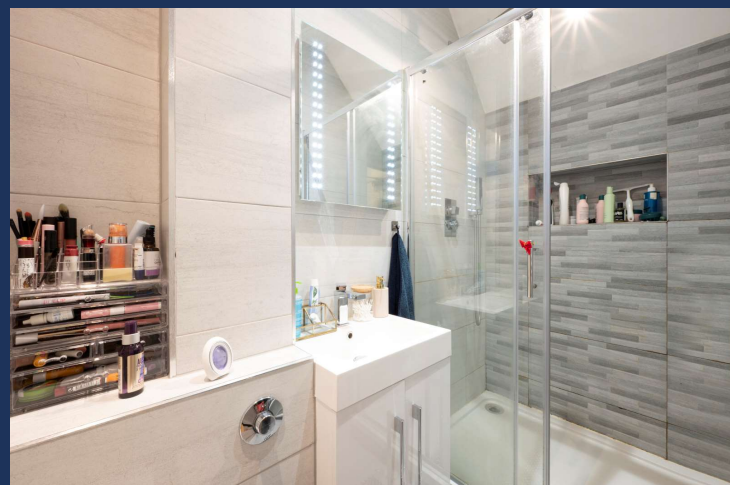
£325,000 *Leasehold*

Stunning New One Bedroom Flat

- One Bedrooms
- Modern Fitted Kitchen
- Open Plan Living
- New Development
- Shared Rooftop Terrace
- Luxury Bathroom
- High Street Location
- Close To Station
- Leasehold: 124 Years
- Ground rent £350 p.a
- Service Charge TBC
- EPC: B

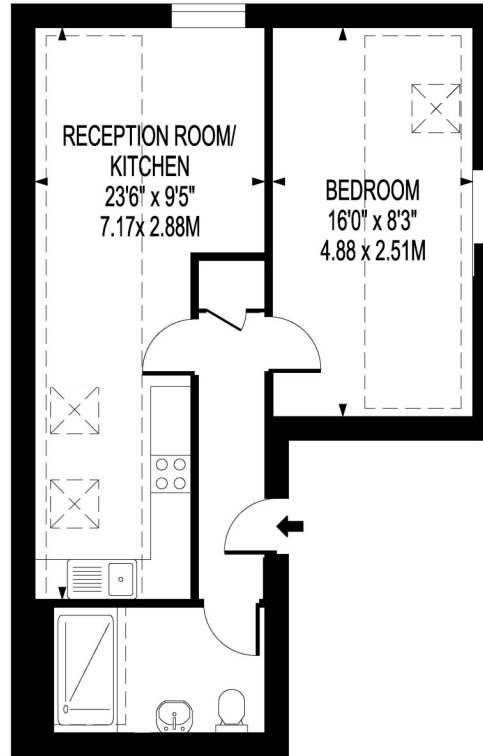


Superb modern one double bedroom luxurious apartment with a open plan reception room, fitted kitchen, bathroom and a shared rooftop terrace , being on the second floor. Newly built development located on the highly desirable High Street in New Malden. Convenient for numerous amenities including shops, restaurants, schools and New Malden Train Station.



HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA : 411 SQ FT- 38.20 SQ M



SECOND FLOOR

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co

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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