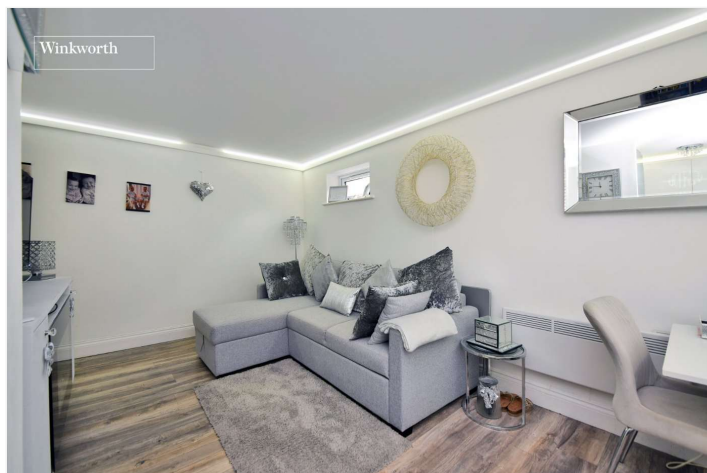




PERCY GARDENS, WORCESTER PARK, KT4
£225,000 LEASEHOLD

**A WELL-PRESENTED ONE-BEDROOM GROUND FLOOR
 APARTMENT SITUATED WITHIN EASY REACH TO
 MALDEN MANOR TRAIN STATION**



Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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See things differently



AT A GLANCE

- Beautifully Presented Ground Floor Flat
- Entrance Hall with Storage Cupboards
- Spacious Living/Dining Room
- Fitted Kitchen
- Bedroom with Fitted Wardrobes
- Well-Decorated Throughout
- Resident's Parking
- Well-Kept Shared Gardens
- Within Easy Reach of Malden Manor Station

DESCRIPTION

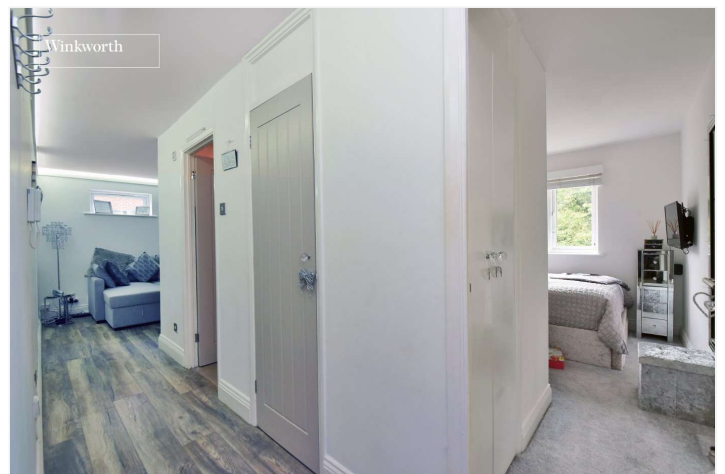
This beautifully presented one-bedroom ground floor apartment is situated within the popular Percy Gardens development, offering smart, contemporary accommodation and a particularly convenient location for commuters and local amenities.

The property has been carefully maintained and improved, creating a bright and inviting interior that is ready to enjoy. A welcoming entrance hall, with useful built-in storage, leads through to the generously proportioned living/dining room, finished with attractive wood-effect flooring. There is ample space for both relaxing and dining, while the adjoining fitted kitchen is presented in good condition with a stylish range of contrasting units and integrated cooking appliances.

The double bedroom features fitted wardrobes and a pleasant outlook towards mature greenery. Completing the accommodation is a bathroom with a three-piece white suite. Further benefits include double glazing, resident's parking and access to well-kept communal grounds.

The location is ideal for those seeking excellent transport connections, with Malden Manor railway station close by and Worcester Park and Tolworth stations also within easy reach. Worcester Park High Street provides a wide selection of shops, cafés, restaurants and everyday amenities, while nearby green spaces include Manor Park and Knollmead Park.

The vendor informs Winkworth that the service charge is approx. £1,840 per annum and ground rent £180 per annum. Please check this information with your conveyancer.



ACCOMMODATION

Living/Dining Room - 12'3" x 9' max (3.73m x 2.74m max)

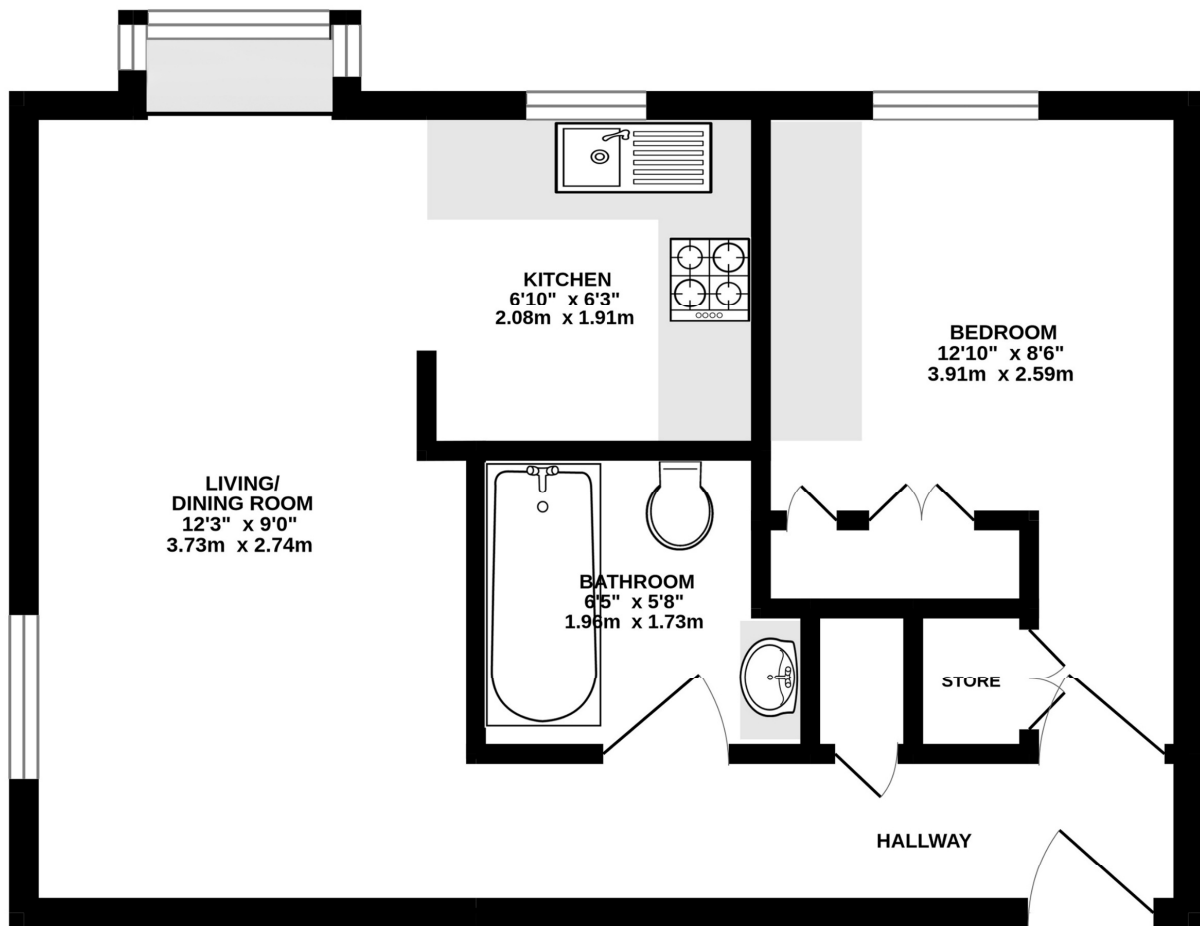
Kitchen - 6'10" x 6'3" max (2.08m x 1.9m max)

Bedroom - 12'10" x 8'6" max (3.9m x 2.6m max)

Bathroom - 6'5" x 5'8" max (1.96m x 1.73m max)



Percy Gardens, Worcester Park KT4 7SB
INTERNAL FLOOR AREA (APPROX.) 387sq ft/ 36.0 sq m



GROUND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

