





PERCY GARDENS, WORCESTER PARK, KT4

£195,000 LEASEHOLD

A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT SET WITHIN A POPULAR DEVELOPMENT SITUATED CLOSE TO MALDEN MANOR TRAIN STATION

Winkworth

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



AT A GLANCE

- Ground Floor Apartment
- Resident's Parking
- One Bedroom
- Dual Aspect Living/Dining Room
- Recently Updated Kitchen
- Family Bathroom
- Well-Kept Shared Gardens
- Close to Malden Manor Train Station(Zone 4)
- Easy Access to A3

DESCRIPTION

RECENTLY UPDATED KITCHEN including new wall cabinets and laminate flooring. Existing 4 appliances can be included in the sale.

A fantastic opportunity for first time buyers or investors, looking for a one-bedroom apartment situated in a popular development within close proximity to Malden Manor train station and convenient local amenities.

The property comprises a spacious dual aspect living room with large bay window providing lots of natural light, a double bedroom with fitted wardrobes and newly fitted carpet, a recently updated kitchen, family bathroom and storage cupboards. Other benefits include a secure entry phone system, resident's parking and well-kept shared gardens.

The local area is ideal for those seeking fast transport links, commuters will have the choice of Malden Manor station, Worcester Park station and Tolworth station. Worcester Park high street is within easy reach and offers a variety of shops, bars, restaurants and bus routes to surrounding areas. A choice of parkland is nearby such as Knollmead park and Manor Park.

The vendor has provided the following information, please verify/check with your conveyancer:

The service and maintenance charges are approx. £189.42 per month which includes a reserve fund contribution. The ground rent payable per annum is £180, paid in two instalments. The lease has approximately 91 years remaining.











ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'2" x 11'11" max (4.93m x 3.63m max)

Kitchen - 6'11" x 6'2" max (2.1m x 1.88m max)

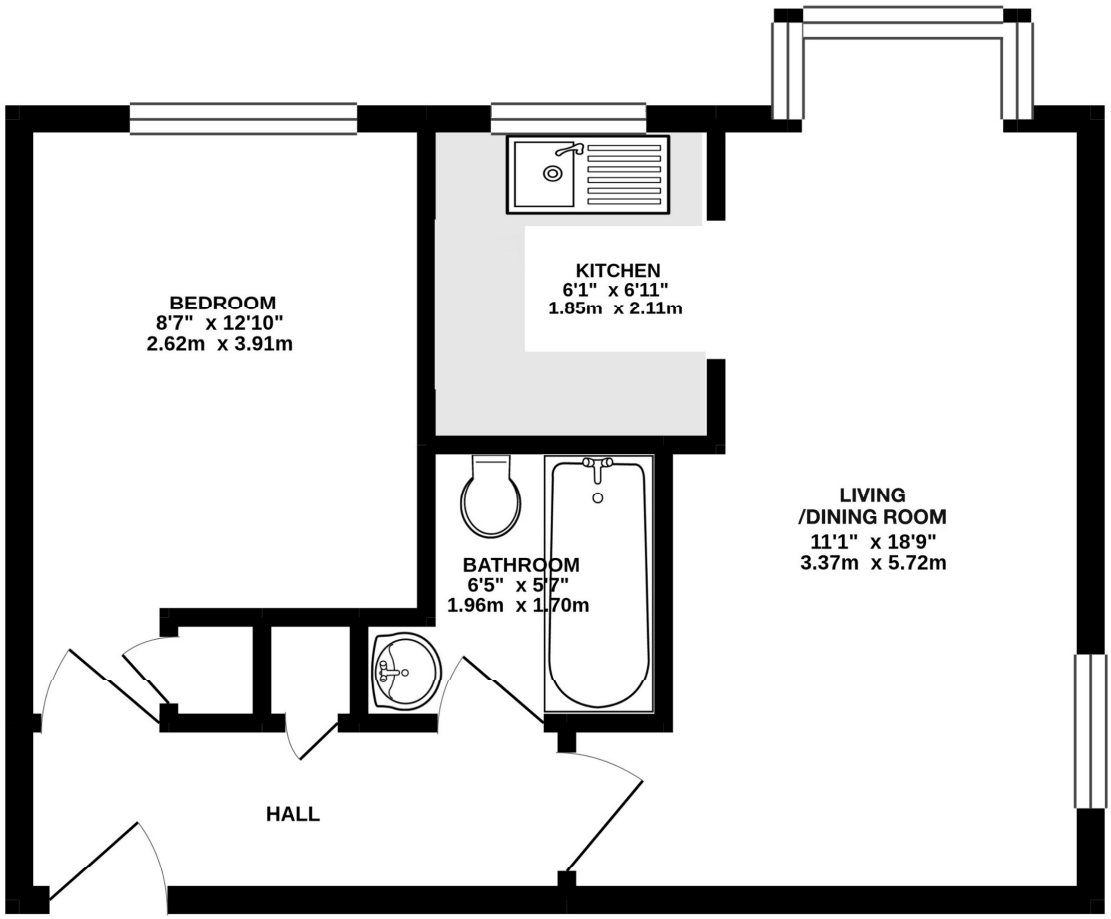
Bedroom - 12'9" x 8'6" max (3.89m x 2.6m max)

Bathroom - 6'4" x 5'10" max (1.93m x 1.78m max)



Garnet House, Percy Gardens, Worcester Park KT4 7SA

INTERNAL FLOOR AREA (APPROX.) 402 sq ft/ 37.34 sq m

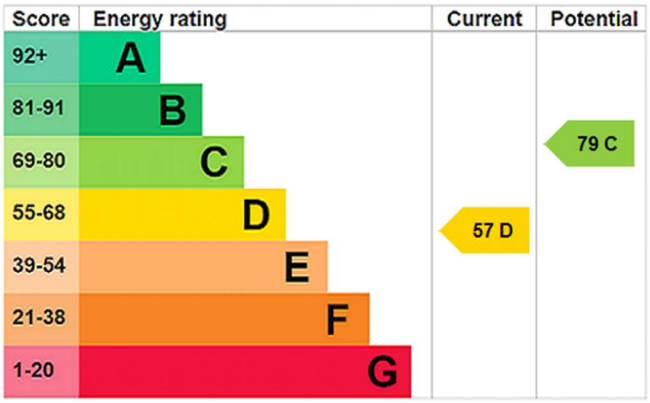


GROUND FLOOR FLAT

Winkworth

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 © 2025.

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.



Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.