



**CLAREMONT AVENUE, MOTSPUR PARK, NEW MALDEN, KT3**  
**£365,000 SHARE OF FREEHOLD**

**A SPACIOUS GROUND FLOOR MAISONETTE WITH OFF STREET PARKING AND A PRIVATE REAR GARDEN LOCATED WITHIN WALKING DISTANCE OF MOTSPUR PARK STATION**

**Winkworth**

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

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See things differently



## AT A GLANCE

- No Onward Chain
- 1 Bedroom
- Entrance Hall
- Living/Dining Room
- Kitchen
- Utility Cupboard
- Bathroom
- Large Store Cupboard
- Garden approx. 60ft
- Close to Train Station
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

A spacious ground floor conversion maisonette benefitting from off street parking and a private rear garden, ideally located within easy walking distance to Motspur Park train station, providing fast and frequent services into Central London, Clapham Junction and Wimbledon.

The local area offers many amenities, including nearby convenience shops at Motspur Park, several well-regarded primary and secondary schools, Sir Joseph Hood Memorial Playing Fields, David Lloyd leisure centre, as well as being close to New Malden and Raynes Park town centres.

Accommodation includes one large double bedroom with bay window, a good-sized living/dining room with feature fireplace and door providing direct access to the rear garden, a modern fitted kitchen, a well-proportioned shower room and ample storage space.

Externally, the rear garden extends to approximately 60 feet, whilst to the front, there is driveway providing off street parking.

Lease and related information:

The vendor has provided the following information:

- The property benefits from being share of freehold.
- The lease was 999 years from 1992 so has approximately 967 years remaining.
- The ground rent is peppercorn.
- These points should all be checked and verified by your conveyancer/solicitor.



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## ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'8" x 11'8" max (4.47m x 3.56m max)

Kitchen - 8'8" x 7'2" max (2.64m x 2.18m max)

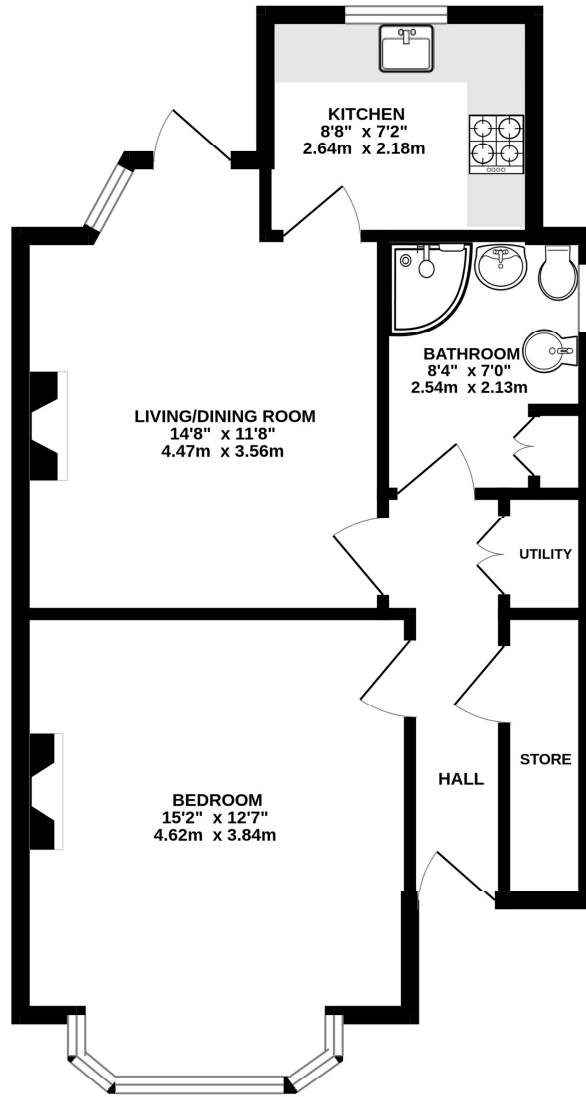
Utility Cupboard

Bedroom - 15'2" x 12'7" max (4.62m x 3.84m max)

Bathroom - 8'4" x 7' max (2.54m x 2.13m max)

Large Store Cupboard

Garden - Approx. 60ft



GROUND FLOOR MAISONETTE

**Claremont Avenue, Motspur Park KT3 6QR**  
**INTERNAL FLOOR AREA (APPROX.) 538 sq ft/ 50.0 sq m**  
 Garden extends to 60' (18.28m) approximately



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.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

