



A superb duplex apartment with a shared garden in Coombe

Apartment 3, 1 Crown Road, New Malden, Surrey, KT3 3UW

Share of Freehold

savills

Duplex apartment • Private balcony • Mezzanine level • Reception room with air conditioning • Underfloor heating in bathrooms • Shared private garden • Car parking space

Local Information

Kingsclere in Crown Road is within easy reach of Kingston, New Malden, Norbiton and Wimbledon. There is a great bus service along Coombe Lane West, linking surrounding areas including Wimbledon Common and Richmond Park. The A3 also offers fast road links to central London.

Source of distances Google Pedometer
Source of times ww.tfl.gov.uk
All measurements are approximate.

About this property

A superb brand new top floor duplex two bedroom apartment with the use of a private communal garden.

Luxuriously appointed throughout there is a stylish fully fitted German kitchen with integrated Siemens & Bosch appliances and an open plan, double height, reception room, with air conditioning, working fireplace and a balcony.

There is also a mezzanine level which offers flexible additional accommodation that could be used for living / home office / sleeping.

The principal bedroom has a shower en suite and there is a separate second bathroom and

second bedroom. The bathrooms feature underfloor heating.

There is one car parking space.

This fabulous home is in the heart of the much sought after Coombe area and is available immediately.

Tenure

Share of Freehold

Local Authority

Kingston Upon Thames

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.

Telephone: +44 (0) 20 8971 8111.





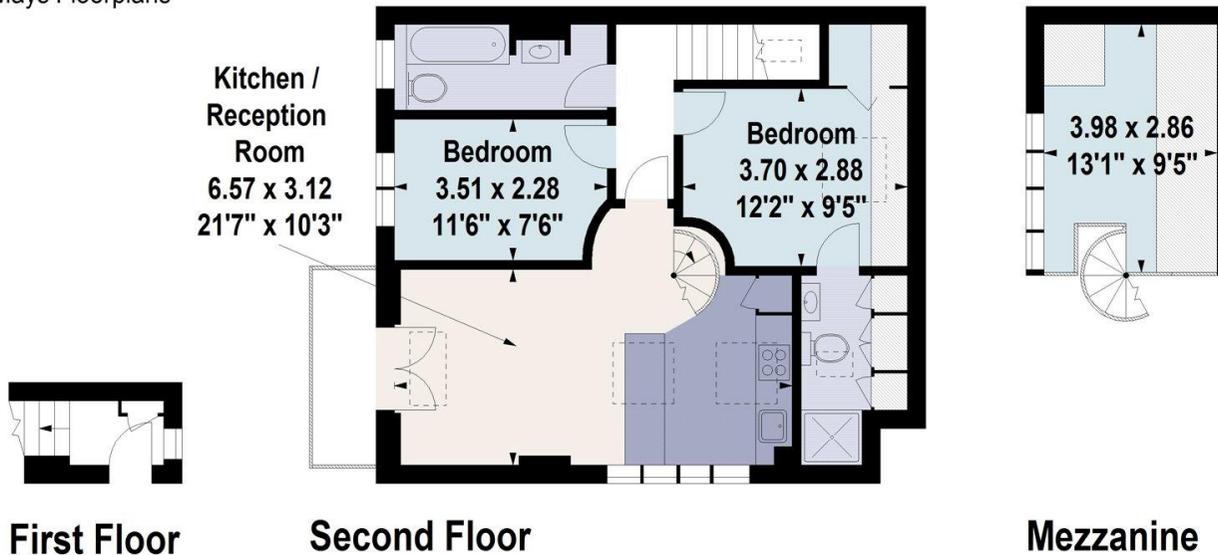
Crown Road, KT3

Approximate Gross Internal Area 65 sq.m (700 sq.ft)
 Excluding Restricted Head Height of 9 sq.m (97 sq.ft)



Under 1.5m head height

For Identification Only. Not To Scale.
 © Mays Floorplans



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | 82 | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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