



# 1 POPLAR GROVE

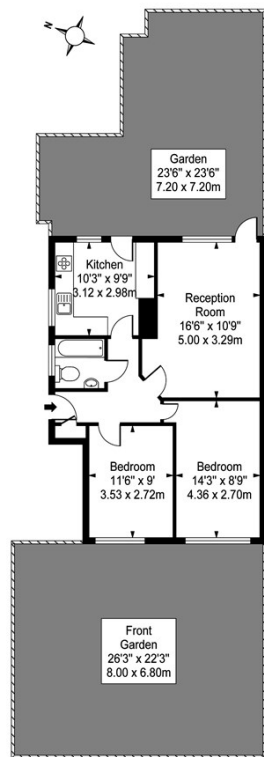
NEW MALDEN, KT3 3DB

£485,000  
FREEHOLD

OPEN DAY 27TH APRIL -STRICTLY BY APPOINTMENT ONLY. This lovely ground floor MAISONETTE is located in the sought after 'Groves' area of New Malden. The property comprises TWO double bedrooms, one bathroom, kitchen and living room which both have direct access to a pretty well maintained PRIVATE GARDEN. The property is 0.5 miles (6 minute walk) to New Malden station (zone 4).



Devonshire House,  
Poplar Grove,  
New Malden, Surrey, KT3 3DB



Ground Floor

Approx Gross Internal Area **637 Sq Ft - 59.2 Sq M**

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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