



## Ranelagh Place, New Malden

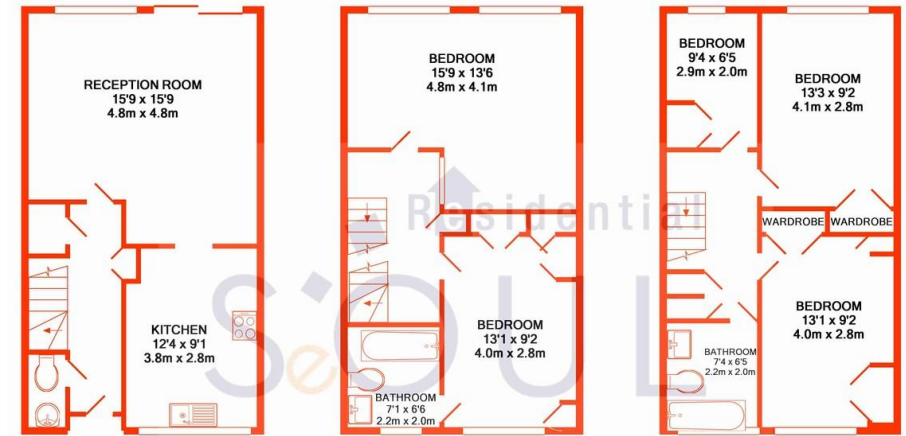
Asking Price Of £625,000

- Mid Terraced Town House
- Close Access to High street and Main A3
- 4 Good size bedrooms
- Newly fitted Modern Kitchen

This is a bright 3-storey town house located in one of the sought after area for living in New Malden with no through traffic yet easy access to BR station and High street, main A3 road as well.

It comprises of a spacious reception/dining room open to fully fitted modern kitchen, good size rear garden for family and downstairs cloakroom as well.

There are two spacious two bedrooms in first floor and the largest room might be used to 2nd reception/living room and en-suite facility to main bed room. The second floor offers three more good size bedrooms and family bathroom.



GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		63	76
			62
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

SeOUL Residential Ltd  
158 High Street  
New Malden  
KT3 4ES

www.sr4u.co.uk  
020 8942 3579 / 020 8949 4989  
info@sr4u.co.uk

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