



**IDMISTON ROAD, WORCESTER PARK, KT4**

**£350,000 SHARE OF FREEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT SITUATED  
CLOSE TO WORCESTER PARK STATION AND HIGH STREET  
FEATURING A GARAGE EN BLOC PLUS OFF-STREET PARKING**

**Winkworth**

Worcester Park Office | 020 8335 5555 | [worcesterpark@winkworth.co.uk](mailto:worcesterpark@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- Close to Worcester Park Train Station
- Spacious Second Floor Flat
- 2 Double Bedrooms
- Large Living/Dining Room
- Good Sized Kitchen
- Bathroom
- Loft Space
- Storage Cupboards
- Garage en-bloc
- Residents Parking
- Over 900 Year Lease
- Council Tax Band C
- EPC Rating Awaited

## DESCRIPTION

This very well presented and spacious apartment features two double bedrooms, a garage en bloc plus off street parking, a 900+ approx. lease and is situated in an ultra-convenient location close to Worcester Park train station, which provides quick and easy access into Central London.

The property is set in the area of 'Old Malden' which includes a small row of shops, a couple of restaurants, a well-kept green and numerous bus routes to surrounding areas. Worcester Park high street is also within easy reach and offers a range of amenities. Families will benefit from lots of good schools, including Malden Parochial CofE Primary School, Malden Manor Primary and Secondary School and Richard Challoner.

The accommodation comprises a well-proportioned living room with plenty of space for table and chairs, a good sized modern fitted kitchen, two double bedrooms, a family bathroom, built-in storage cupboards in the hallway and a large loft space.

Other benefits include well-kept shared gardens, a secure entry phone system, garage en bloc plus off street parking.

Lease and other related information:

The lease has approximately 948 years remaining.

The service charge is approximately £900 per annum and the ground rent is peppercorn.

Please verify/check the above with your conveyancer.



## ACCOMMODATION

**Living/Dining Room** - 17'10" x 10' max (5.44m x 3.05m max)

**Kitchen** - 9'3" x 7'10" max (2.82m x 2.4m max)

**Bedroom** - 13'2" x 10' max (4.01m x 3.05m max)

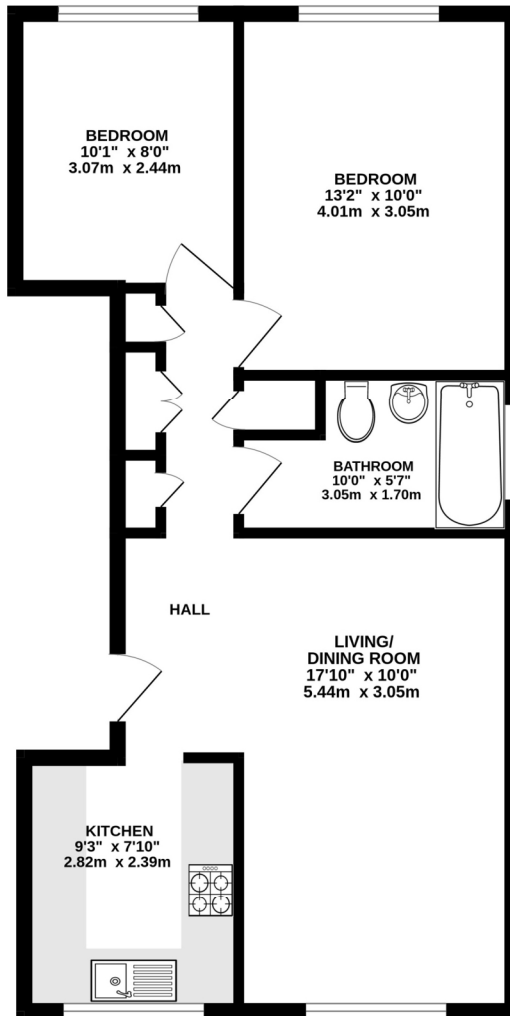
**Bedroom** - 10'1" x 8' max (3.07m x 2.44m max)

**Bathroom** - 10' x 5'7" max (3.05m x 1.7m max)

**Loft Space**

**Storage Cupboards**





SECOND FLOOR FLAT

Idmiston Road, Worcester Park KT4 7SE

INTERNAL FLOOR AREA (APPROX.) 605 sq ft/ 56.2 sq m



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