



Bradbury Apartments, 269 245 Burlington Street, New Malden, London, KT3 4NE

**£370,000**



## Bradbury Apartments, 269 245 Burlington Street, New Malden, London, KT3

<sup>ANIC</sup>  
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This is a chain-free contract re-assignment for an exquisite one-bedroom flat located at Burlington Street, a fantastic new built development by Barratt Homes called Sterling Place. This off-plan property boasts a generous living space of 540 square feet, complemented by a delightful 54 square foot balcony that offers a perfect spot to enjoy the outdoors.

Nestled conveniently between Raynes Park and New Malden, this property is surrounded by some of the finest schools in the area, making it particularly appealing for families. The proximity to Kingston University and the esteemed Tiffin Boys and Girls School further adds to the attractiveness of this location.

Situated on the 2nd floor, the flat benefits from a south-west facing orientation, ensuring an abundance of natural light throughout the day and providing unobstructed views that enhance the overall living experience.

Residents will also appreciate the convenience of nearby amenities, including a Tesco Extra, ensuring that daily shopping needs are easily met. With excellent transport links and a vibrant community atmosphere, this flat presents a wonderful opportunity for those looking to settle in a desirable part of London.

All in all, this spacious one-bedroom flat offers a perfect blend of comfort, convenience, and modern living, making it an ideal choice for anyone looking to enjoy the best that New Malden has to offer.

## Description



## Situation

null

Council Tax Band: B

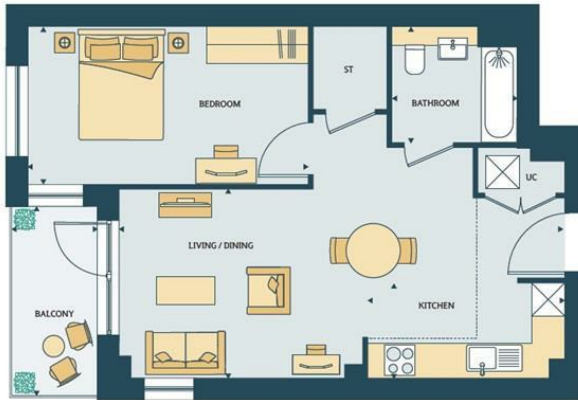
Available:

# Floor Plans

## 1 bedroom APARTMENT

### PLOTS

269 (2), 276 (3), 283 (4),  
290 (5), 325 (10), 332 (11), 339 (12)



**TOTAL INTERNAL AREA**  
540 sq ft  
(50 sq m)

**TOTAL EXTERNAL AREA**  
54 sq ft  
(5 sq m)

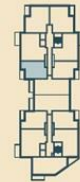
**LIVING / DINING**  
25'6" x 10'9"  
(7.78 x 3.29m)

**KITCHEN**  
11'3" x 5'5"  
(3.42 x 1.65m)

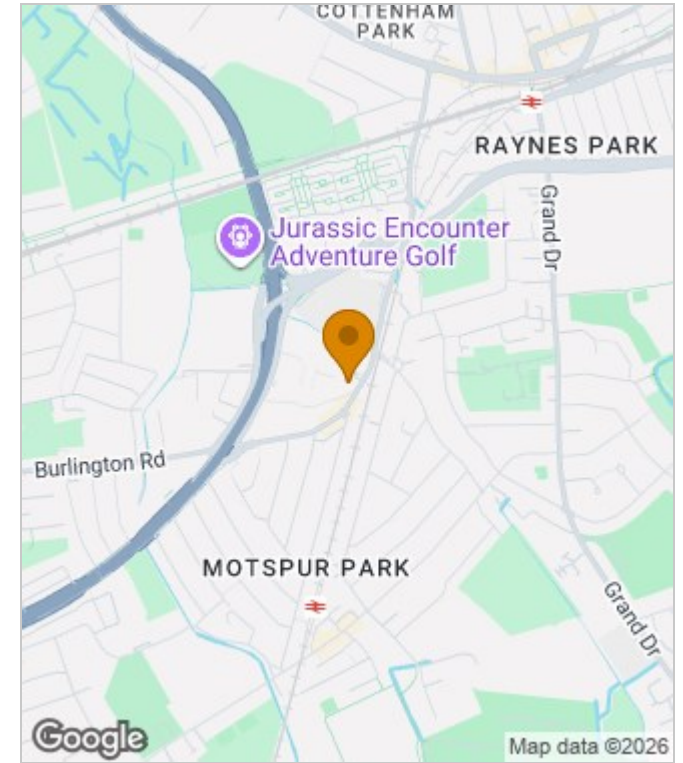
**BEDROOM**  
16'2" x 9'1"  
(4.92 x 2.76m)

**BATHROOM**  
7'2" x 6'8"  
(2.20 x 2.05m)

**BALCONY**  
4'11" x 11'0"  
(1.50 x 3.35m)



# Area Map



# Energy Performance Graph

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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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