

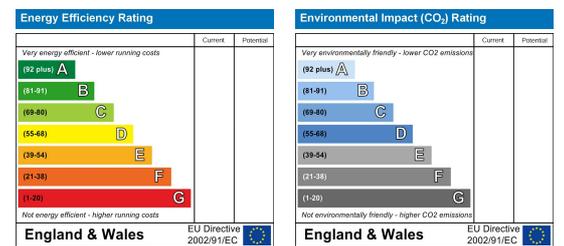
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates is delighted to present this superb studio flat at 260 Burlington Avenue, New Malden.

Located in the popular New Malden area of South West London, this home enjoys excellent transport connections.

Motspur Park Station is just a two minute drive away (approximately 0.5 km), offering regular services towards London Waterloo and beyond. Nearby New Malden Station and Raynes Park Station provide further National Rail services, giving you great flexibility for commuting across the capital and Surrey.

Outdoor leisure is at your doorstep with several green spaces and parks close by. Local favourites such as Burlington Park and nearby recreational grounds offer peaceful spots for walking, relaxation or family time, all within easy reach.

You will also enjoy close proximity to trusted healthcare facilities. New Victoria Hospital is just over a mile away for a range of medical services, and Kingston Hospital, Spire St Anthony's Hospital, and Tolworth Hospital are all within a short drive — perfect for peace of mind and convenient access to care.

This thriving area also offers an excellent selection of local amenities, shops, cafés, schools, and regular bus routes, combining convenience with community-friendly living.

Contact us today to book a viewing and secure this fantastic opportunity!



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