Excellent

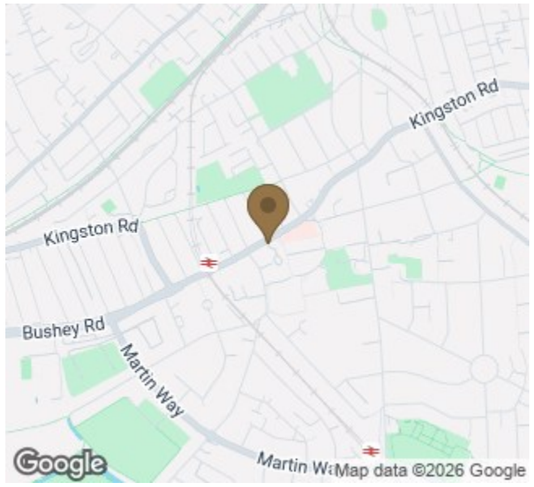
Trustpilot

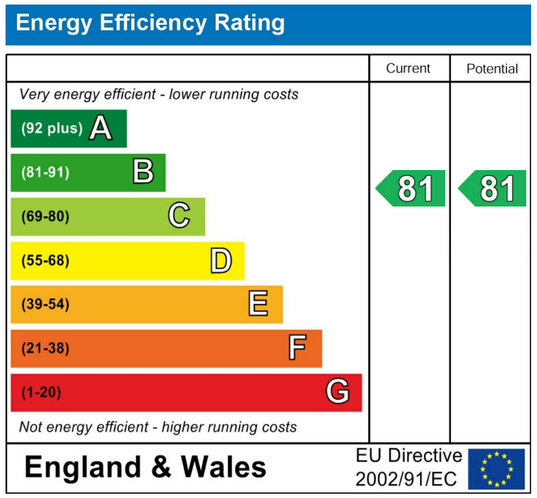
McCarthy & Stone
Resales.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 624 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQM	Kingston Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 26/10/26 photoplan











25 Liberty House

Kingston Road, London, SW20 8DA

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 Liberty House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Bright and spacious retirement apartment
- Excellent transport links
- Restaurant
- 24 Hour Careline system
- Guest Suite for family or friends
- Laundry Rooms, Hairdressing salon, Mobility scooter store
- Extra care packages available by arrangement
- Communal lounge for social activities
- Landscaped gardens and roof terrace
- To arrange an appointment to view please telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

25 Liberty House, London

1 | 1 | Asking price £299,950

Liberty House

Liberty House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace there are also landscaped gardens. There are two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points throughout the development and apartments as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Liberty House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Liberty House is conveniently located within the London Borough of Merton, between Wimbledon and New Malden and only 8 Miles from Central London, Raynes Park is a popular spot with a bustling social scene. The train station is just a short walk and frequent bus services are very close by as well as tram links a short bus ride away.

Property Overview

A beautifully presented and spacious one-bedroom first floor retirement apartment, offering modern, low-maintenance living. The property offers a generous-sized living room, providing a comfortable and welcoming space, with floor to ceiling double windows allowing an abundance of natural light. The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern bathroom is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard, adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space and excellent storage.

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Liberty House serves freshly prepared food at lunchtimes and evenings all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Roof Terrace

Liberty House boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle

The Communal Lounge is at the heart of the community at Liberty House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Heating & Hot Water in the Apartments

One hour of domestic support per week is included in the service charge

Service charge: £13,751.55 pa (for financial year ending 30/09/2027)

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

999 Years from 2015
Ground rent review: 2030

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













