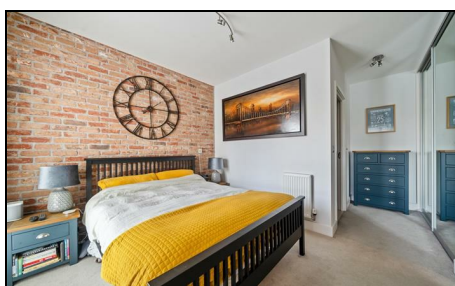


**27 Coombe Lane  
West Wimbledon, SW20 0BW**

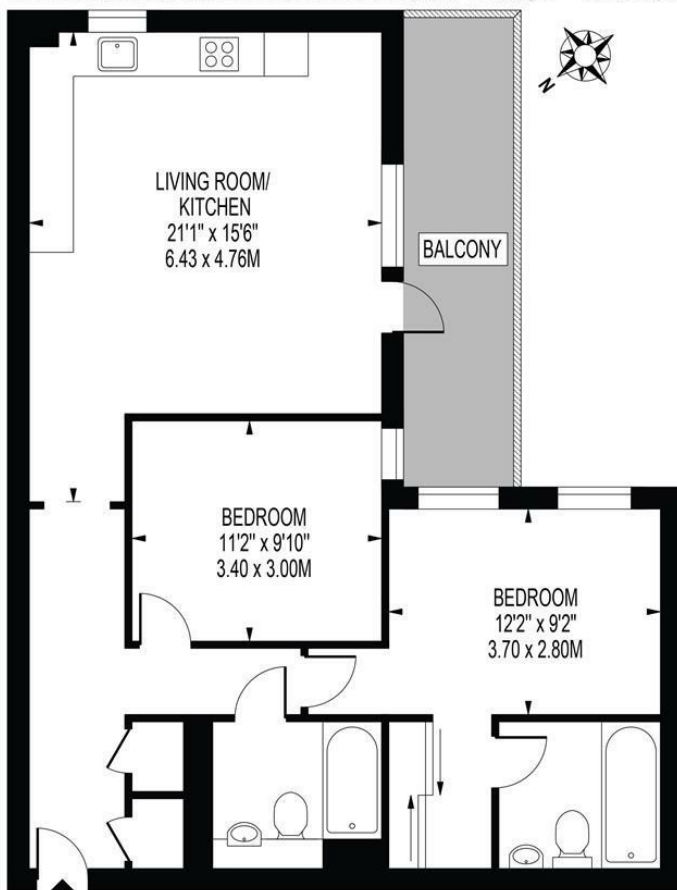
**Offers Over £525,000 Leasehold**



**This gorgeous 789 SQFT TWO DOUBLE BEDROOM, TWO BATHROOM modern apartment has a superb 'interior designed' finish. There is a private allocated parking space, a spacious balcony, stunning open plan kitchen/dining/family room, two good sized bedrooms, two modern bathrooms, access to residents gym, communal roof terrace and lift access. Perfectly located in the heart of Raynes Park High Street only 0.1 Mile to Raynes Park Station. Offered to the market with no onward chain.**

## HURRICANE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 789 SQ FT - 73.26 SQ M

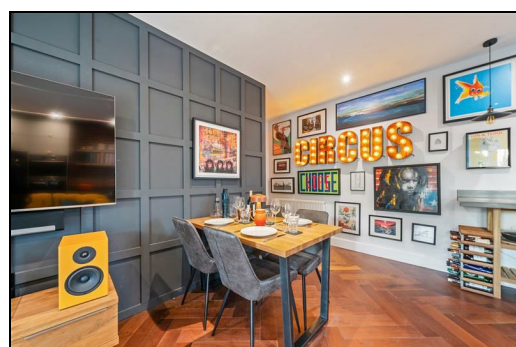


### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Bedroom, Two Bathroom
- Allocated Parking Space and Spacious Balcony
- Lift Access and Residents Gym
- Beautifully Presented Throughout
- No Onward Chain
- Lease Length - 985 Years
- Ground Rent - £886 PA
- Service Charge - £6,500 PA
- EPC Rating - C
- Council Tax Band - D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (85-91)                                   |         |           |
| B (81-84)                                   |         |           |
| C (69-80)                                   | 74      | 74        |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

