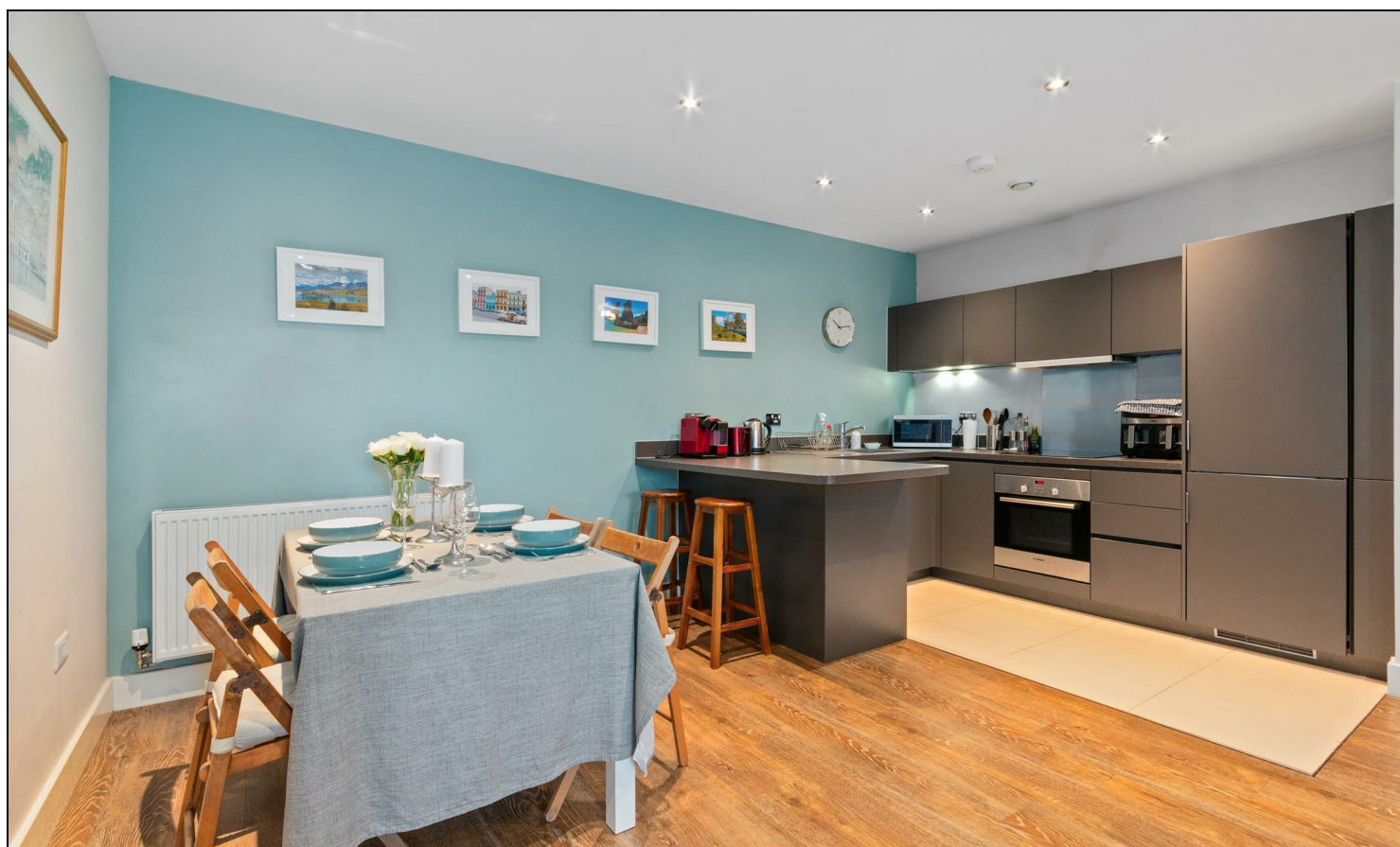


**Coombe Lane
Raynes Park, SW20 0BW**

Offers In Excess Of £550,000 Leasehold

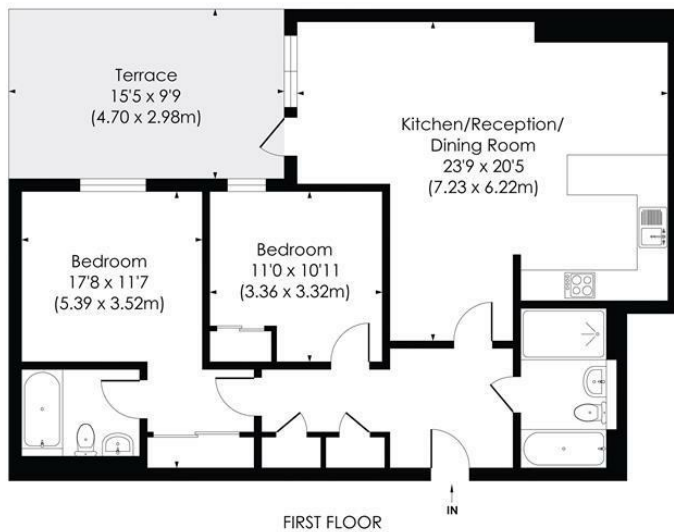


****ONE OF THE LARGEST APARTMENTS WITHIN THE DEVELOPMENT**** This beautifully presented and impressive 954 sqft - 88.61 sqm TWO DOUBLE BEDROOM, TWO BATHROOM modern apartment with a large private terrace and allocated parking space is conveniently located in the heart of Raynes Park just moments from the Station and High Street. Offering generous accommodation throughout and benefiting from a fabulous master bedroom with en suite, large second bedroom, high specification family bathroom, open plan kitchen/reception room and a large communal roof terrace. There is also access to residents gym, private parking space and lift access. **NO ONWARD CHAIN.**

COOMBE LANE, SW20

Approx. Gross Internal Floor Area

954 Sq. ft/88.61 Sq. m



FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedroom - Two Bathroom - 954 sqft - 88.61 sqm
- Private Terrace And Allocated Parking Space
- First Floor Apartment With Lift Access
- 0.1 Miles From Raynes Park Station
- Residents Gym And Communal Roof Terrace
- 983 Year Lease - Service Charge £6,500
- Beautifully Presented Throughout
- No Onward Chain
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80 80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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.

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