

Coombe Lane Raynes Park, SW20 8ND

£1,895 PCM



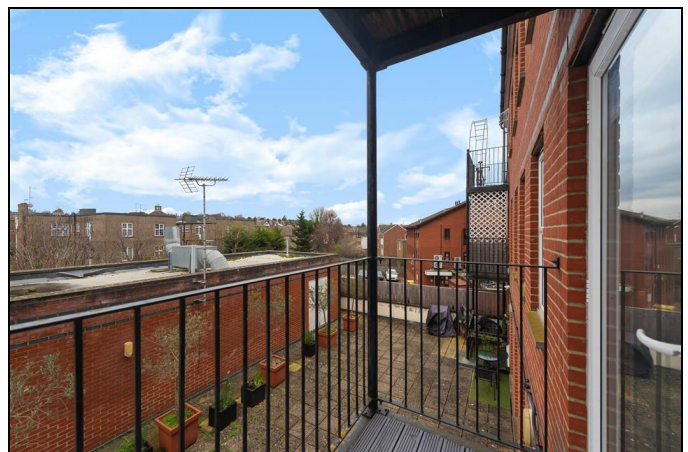
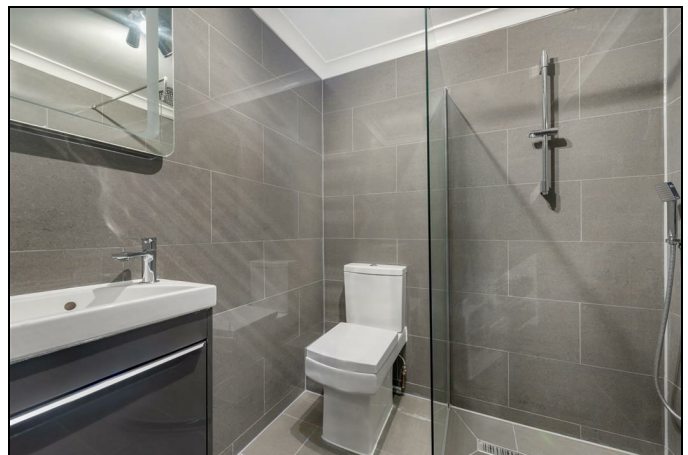
BEAUTIFUL TWO DOUBLE BEDROOM, TWO BATHROOM apartment with balcony, conveniently located for Raynes Park Station (zone 4 direct to Waterloo), and local amenities including gyms, local shops and restaurants including Waitrose and doctors surgery. Fantastic high spec kitchen/reception room with integrated appliances including dishwasher. Two double bedrooms both with FITTED WARDROBES, and master with en-suite shower room, modern family bathroom, private balcony to the reception room, further communal terrace and LIFT to the building. Good EPC rating, band B. Council tax band D.

Ellisons have client money protection through Propertymark and are members of The Property Ombudsman redress scheme.

COOMBE LANE 12, SW20

Approx. Gross Internal Floor Area

641Sq. ft/59.53 Sq. m



pixangle
PROPERTY MARKETING

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 bedrooms with fitted wardrobes
- Two bathrooms
- Private balcony
- Street parking permits available
- 641 Sq FT
- One months rent in advance
- Five weeks security deposit
- Holding deposit = one months rent
- EPC band B
- Council tax band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(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		

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

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**

