



## 12 CHARLWOOD HOUSE COOMBE LANE RAYNES PARK, SW20 8ND

£1,450 PER MONTH

Nestled in the desirable area of Coombe Lane, Raynes Park, this charming one-bedroom flat offers a perfect blend of comfort and convenience. Spanning an efficient 390 square feet, the property features a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The well-appointed bedroom is designed to be a tranquil retreat, while the bathroom is both functional and stylish.

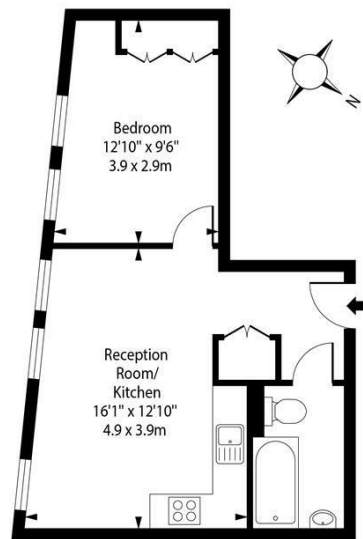
This flat is situated in a sought-after neighbourhood, making it an excellent choice for those who appreciate the vibrancy of local amenities. Residents will find a variety of shops, cafes, and restaurants just a short stroll away, ensuring that daily needs are easily met. Furthermore, the property is conveniently located just minutes from Raynes Park station, providing excellent transport links to central London and beyond.

With its prime location and well-designed layout, this one-bedroom apartment is sure to appeal to a wide range of Tenants. Don't miss the chance to make this delightful flat your new home.



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT

Charlwood House,  
Coombe Lane,  
Raynes Park, SW20 8ND



Third Floor

Approx Gross Internal Area 390 Sq Ft - 36.2 Sq M

For Illustration Purposes Only - Not To Scale  
photosandfloorplans.com ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Wimbledon Village  
Unit 6 (2nd Floor)  
2 Allington Close  
Wimbledon Village  
Wimbledon  
London  
KT3 3DN

020 3597 3484  
info@elizabeth-wightwick.co.uk

