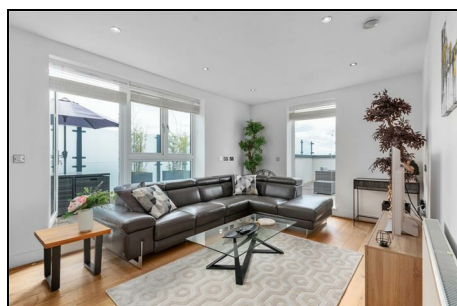
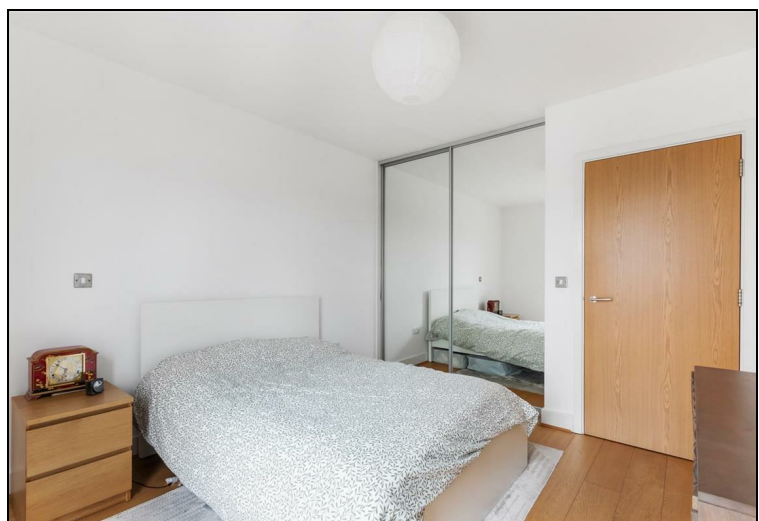


## Coombe Lane West Wimbledon, SW20 0BW

£475,000 Leasehold



This beautifully presented and impressive **ONE DOUBLE BEDROOM**, spacious **PENTHOUSE** apartment with **TWO** large private terraces 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, modern bathroom, open plan kitchen/reception room and a large communal roof terrace. There is also access to residents gym and lift access.



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

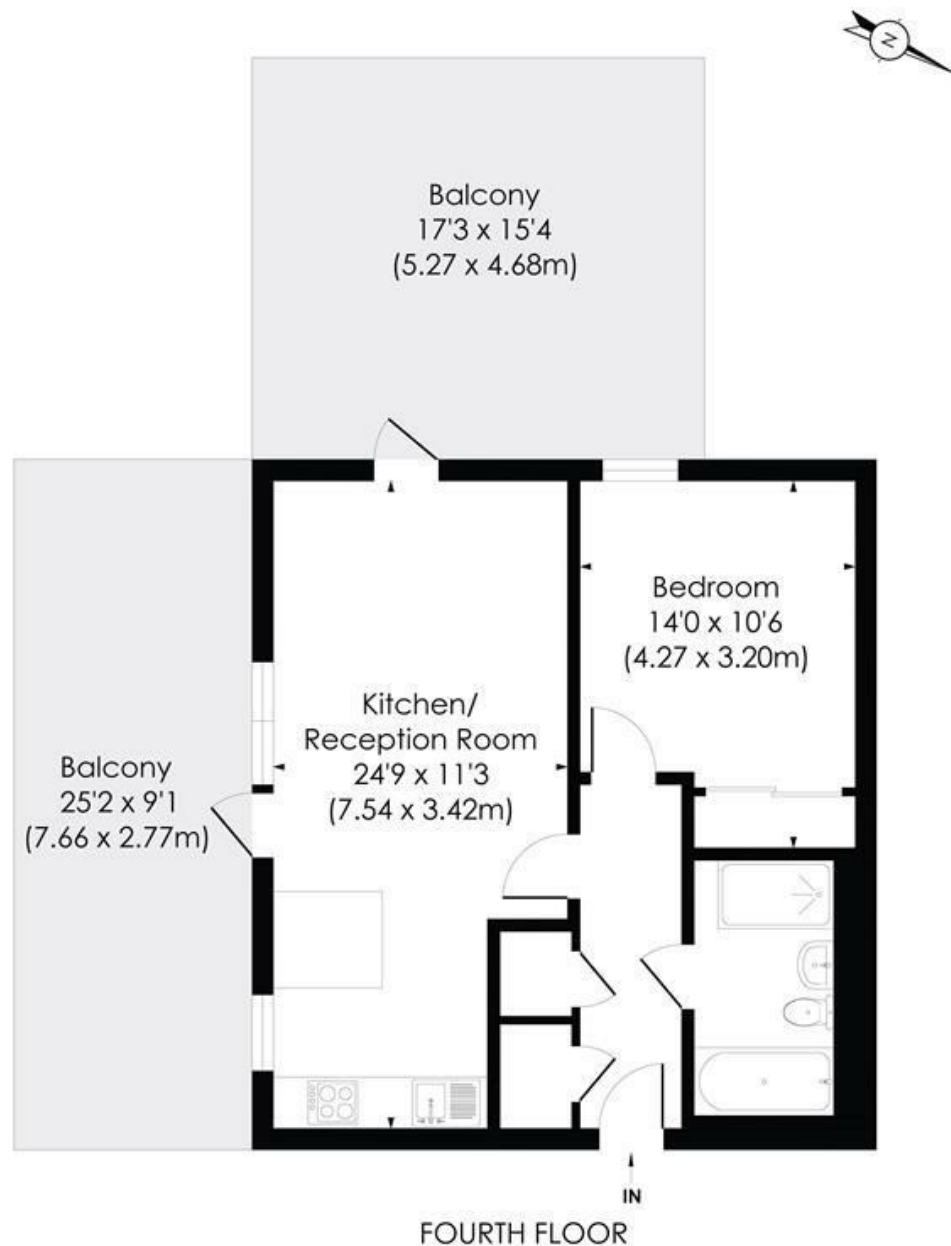
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Lettings in Merton**



## COOMBE LANE, SW20

Approx. Gross Internal Floor Area

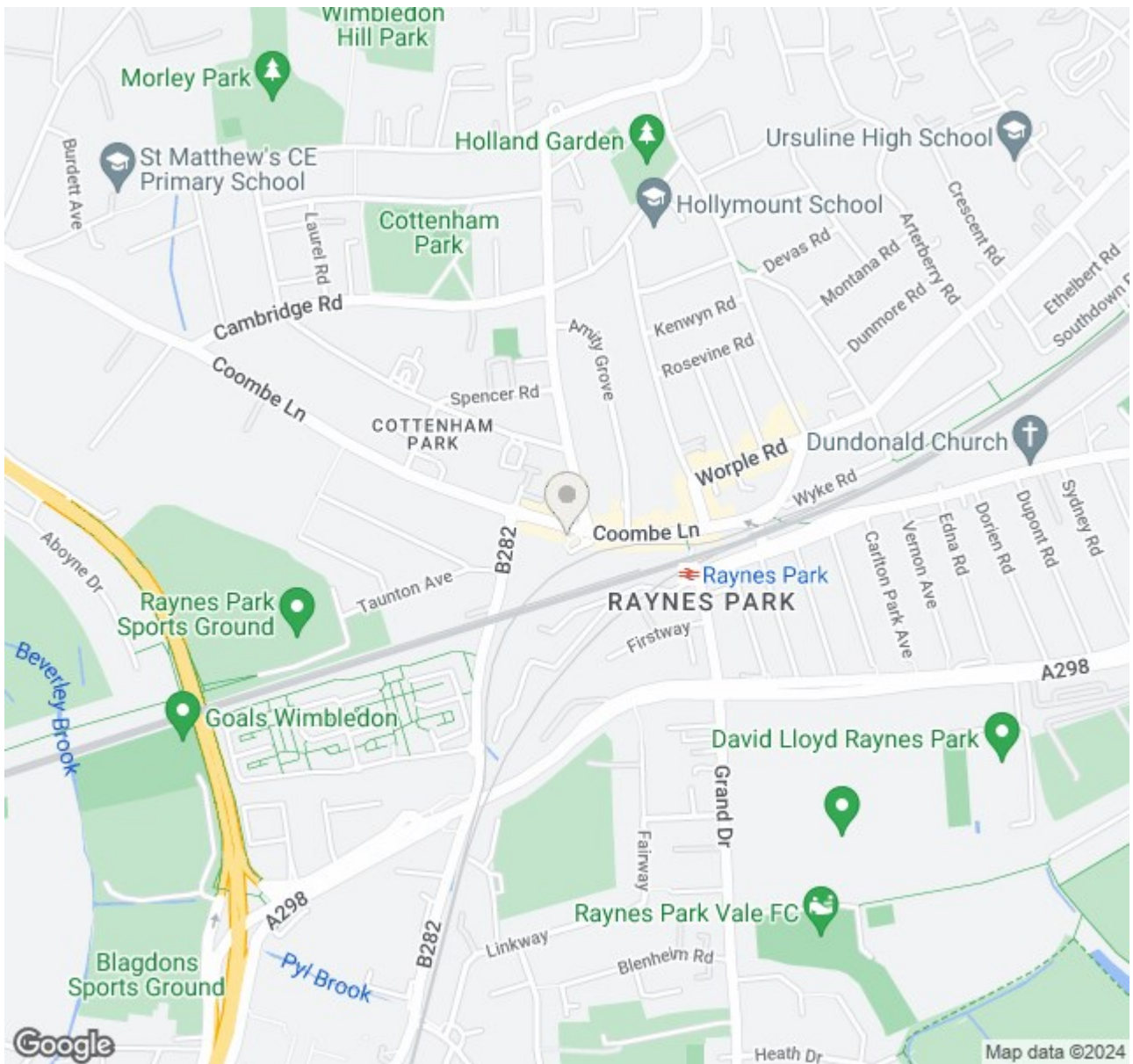
550 Sq. ft/51.05 Sq. m




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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.



- Penthouse Apartment
- One Bedroom
- Two Roof Terraces
- Communal Sun Deck
- Close to Mainline Station
- Close to High Street
- Lease - 989 years
- Service charge - Approx. £3500
- EPC - C
- Council Tax Band - C

| 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>                            | <b>79</b>   | <b>79</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  |           |

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