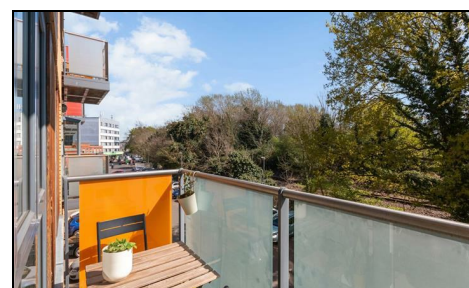


Coombe Lane West Wimbledon, SW20 0BS

£325,000 Leasehold

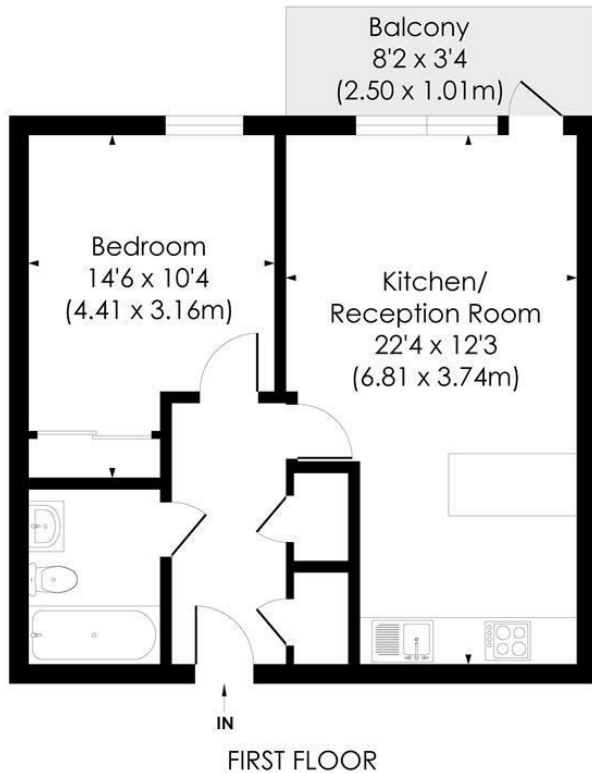


This superb and centrally located 517 sqft ONE DOUBLE BEDROOM, First Floor Modern Apartment has access to a private residents Gym and a fantastic Communal Roof Terrace with far reaching views. Located in the heart of Raynes Park High Street with easy access to Waitrose, GP Health Center and a selection of restaurants, cafe's and many local amenities. Raynes Park Station is only a 3 min walk, there is Multiple bus routes and easy access to the A3 for routes in and out of London. There is a spacious open plan modern kitchen/reception room with engineered wood flooring and direct access to a South Facing Balcony, a large double bedroom with built in wardrobes and a modern family bathroom. 983 Year lease remaining, No Onward Chain and Lift Access.

COOMBE LANE, SW20

Approx. Gross Internal Floor Area

517 Sq. ft/48.01 Sq. m



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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.

- 517 SQFT One Double Bedroom
- First Floor Modern Apartment
- Residents Gym, Lift Access and Communal Roof Terrace
- Located in the Heart of Raynes Park High Street
- Modern Kitchen/Reception Room with Balcony
- 0.1 Mile to Raynes Park Station
- Beautifully Presented Throughout
- No Onward Chain
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(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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