



## 00 Approach Road, London, SW20 8BA Offers in excess of £260,000

### IDEAL INVESTMENT OPPORTUNITY

A fantastic opportunity to acquire this bright and spacious first-floor apartment, ideally positioned in the ever-popular area of Raynes Park, South West London.

The well-presented accommodation briefly comprises: an entrance porch leading into an open-plan reception room with a fitted kitchen offering a range of base and wall units, a generous double bedroom with direct access to a modern shower room, and stairs leading down to a private garden — a rare and highly desirable feature.

Situated in the heart of Raynes Park, the property benefits from close proximity to a wide range of local amenities including bars, restaurants, shops, schools and leisure facilities. Excellent road and rail connections provide convenient access into Central London and the City, making this an attractive option for investors and commuters alike.

Early viewing is highly recommended



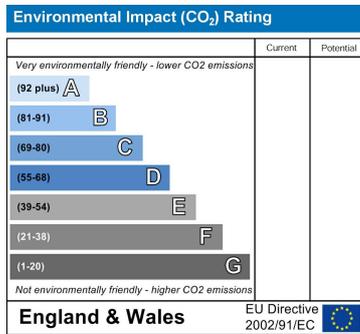
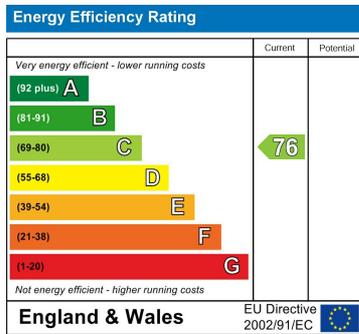
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

90 years remaining on the lease  
 Ground rent: £ 100 per annum  
 Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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