

TO LET



Coombe Lane, Raynes Park, SW20

£1,700.00 PCM

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Property Description

A spacious and beautifully presented one-bedroom top-floor flat, ideally located in the heart of Raynes Park. The property comprises a bright and spacious open-plan living area with a modern, fully integrated kitchen and ample space for dining. There is a generously sized double bedroom with large wardrobes, along with a contemporary three-piece bathroom featuring a shower over the bath.

Further benefits include double-glazed windows throughout and access to a large communal roof terrace.

Raynes Park Station is just a stone-s throw away, providing excellent transport links into and across London. The property is also conveniently positioned close to a wide selection of popular shops, restaurants and bars, with Anytime Fitness located on the ground floor.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

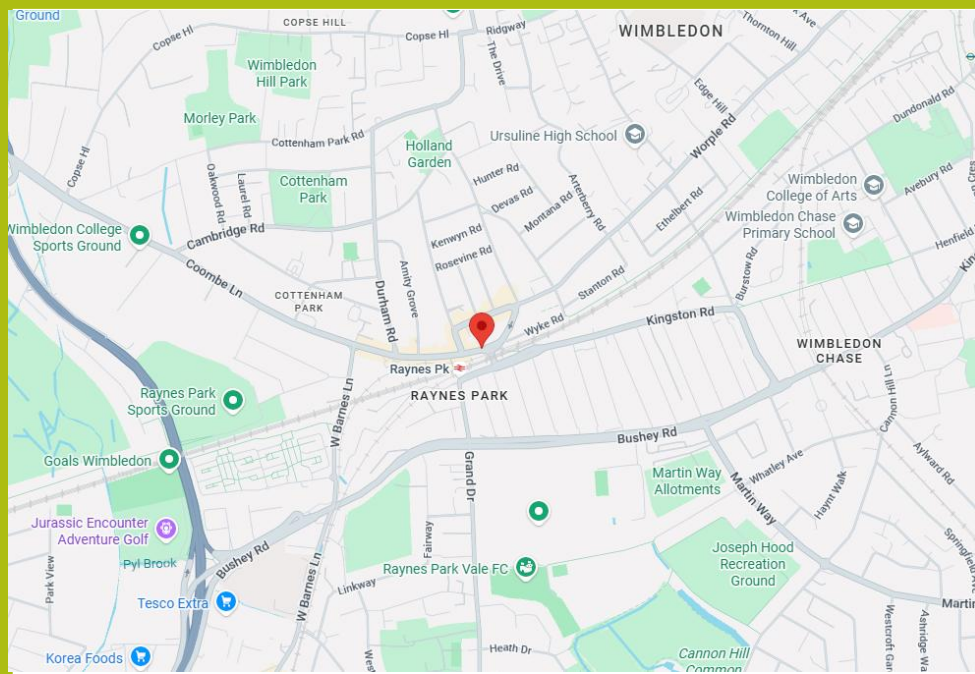
Date Available – 02/11/2026

Holding deposit amount – £392.2

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



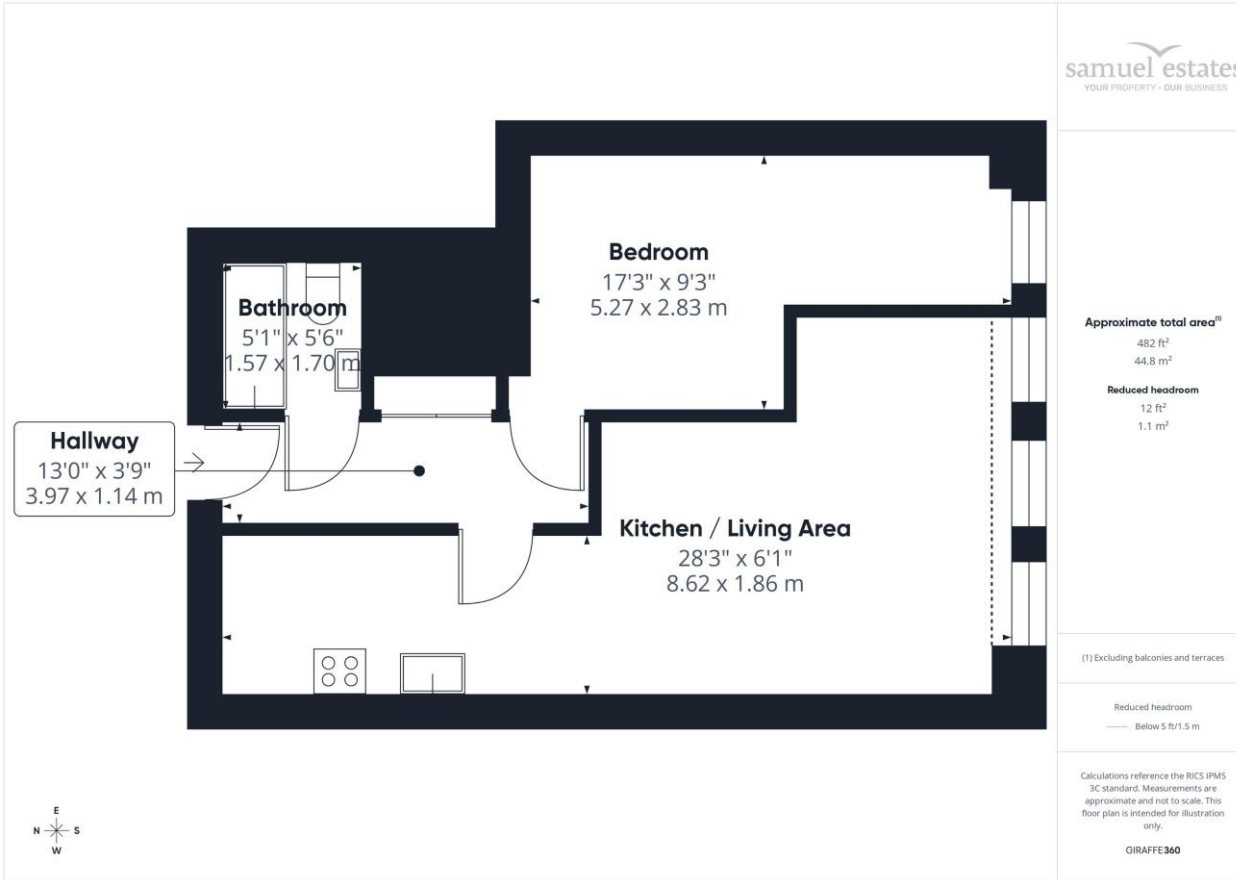
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	87	87
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	

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
30 Watermill Way,
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