



Offers In The Region Of £285,000

2 Bedroom Flat for sale
75 Farnham Gardens, London





Overview

CHAIN FREE. This splendid first-floor, two double-bedroom flat is a must-see for first-time buyers & investors. Perfectly located for Raynes Park Station & A3. Secure living with parking-a fantastic find in SW20!



Key Features

- OPEN HOUSE Saturday 28th March - by appointment only
- No Onward Chain
- 2 Double Sized Bedrooms
- Unallocated Parking
- Superb transport links
- Ideal first time buyer or investor
- Close to Local Amenities
- EPC Rating C





Peace of mind comes as standard here. Entry to the building is managed via a secure phone system, providing a private environment for residents. Once you step inside this first-floor home, the layout is all about functional, everyday living. The kitchen is designed for efficiency, featuring an integrated oven and a built-in breakfast bar - the perfect spot for your morning coffee. The lounge is equally versatile, with ample space for a large sofa and a dedicated dining area, making it a great space for hosting.

Efficient storage is a major draw. Beyond the built-in cupboards in the hallway and lounge, you have a private, lockable storage cupboard right outside your front door - ideal for bikes or bulky outdoor gear. Both bedrooms are genuine doubles, offering the flexibility needed for a guest room, nursery, or home office. The bathroom is currently a blank canvas, offering a fantastic project for a buyer looking to add their own flair and immediate value.

Ideally located for both education and lifestyle, the property is well-positioned for West Wimbledon Primary and Raynes Park High School. Commuters will find it exceptionally convenient, with Raynes Park Railway Station just a short walk away for quick access to the city, and the A3 easily reachable by car. From the weekly shop at Waitrose to evenings out at nearby restaurants, this home offers a perfect balance of convenience and suburban charm.

Beyond being a great first-time buy, this is a solid opportunity for investors. Given its proximity to schools, the "No Onward Chain" status, and the functional two-double-bedroom layout, it's a high-potential addition to any portfolio.

- Leasehold will be extended to 125 years on completion of the sale
- Service charge £912 per annum
- Ground rent £10 per annum

Utilities :

Electricity supply: Mains

Water Supply: Mains

Sewage: Mains

Heating: Gas Central Heating

Broadband: Check Ofcom checker

Mobile signal: Check Ofcom checker

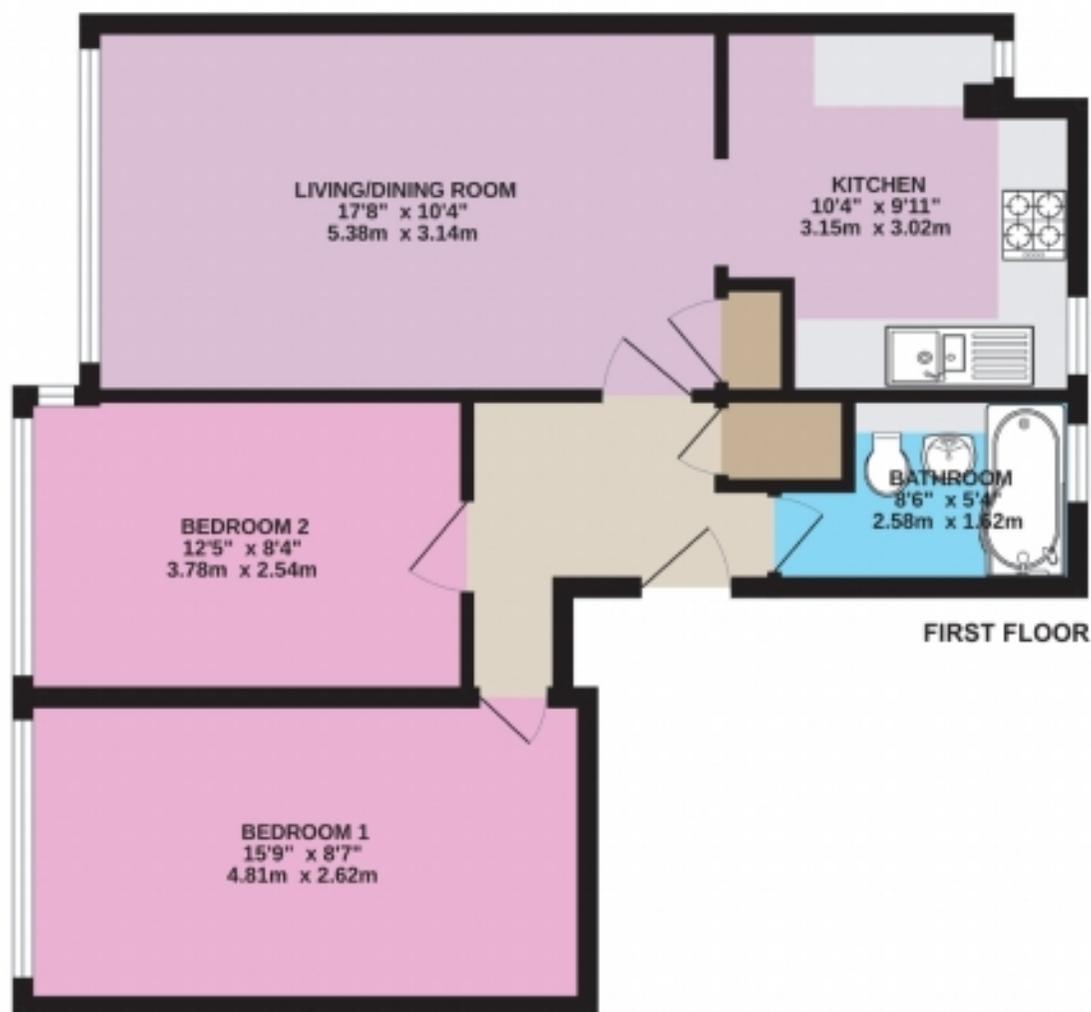
Flooded in the last 5 years: No

Floorplans



Farnham Gardens, Raynes Park, SW20

APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT 57.2 SQ METRES

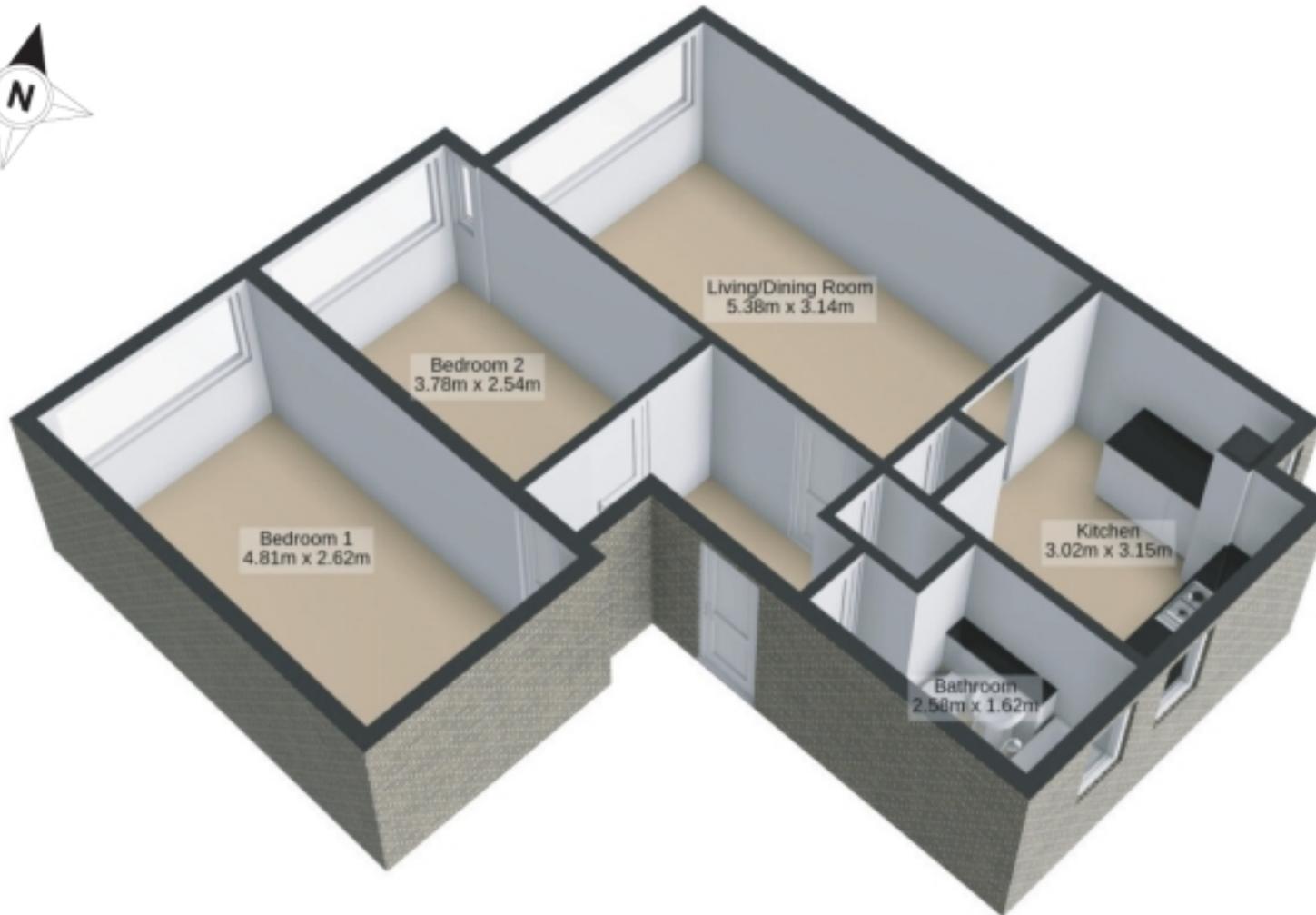


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FIRST FLOOR

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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