

FOR SALE



Richmond Court, Raynes Park, SW20

GUIDE PRICE £400,000 Leasehold

2

1

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Property Description

A bright and spacious two-bedroom ground floor flat set within a well-maintained period building on this sought-after residential road. Ideally positioned, the property is just a short distance from Raynes Park mainline station and High Street Amenities, offering excellent transport links, and moments from an array of local amenities including charming coffee shops and Waitrose.

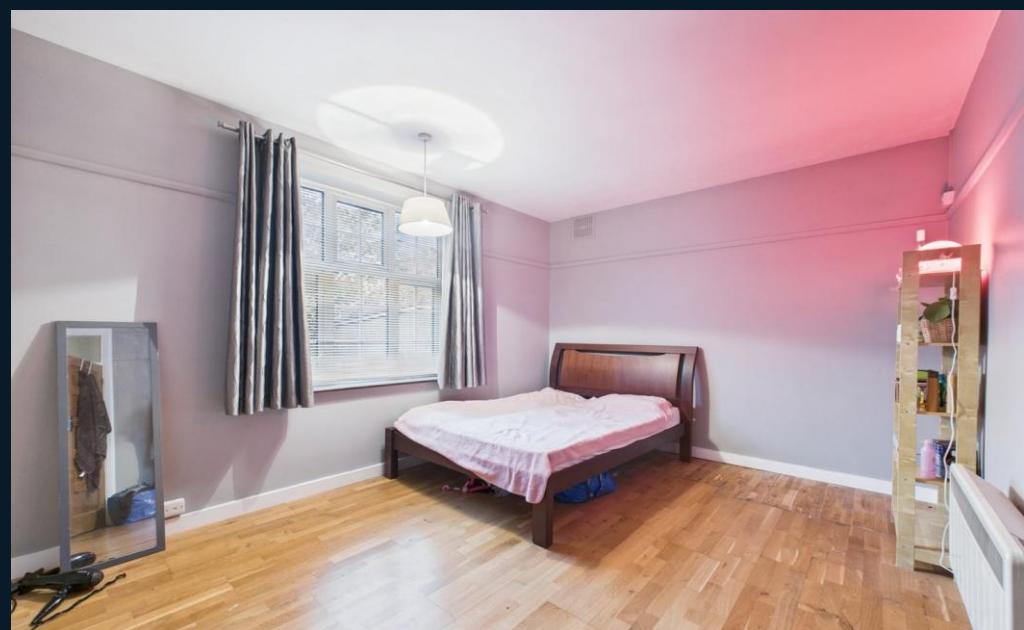
The accommodation comprises a generous double bedroom, a single bedroom, a modern bathroom, a separate fitted kitchen, and a well-proportioned reception room that enjoys plenty of natural light throughout the day. The property benefits from beautiful communal gardens and ample storage space.

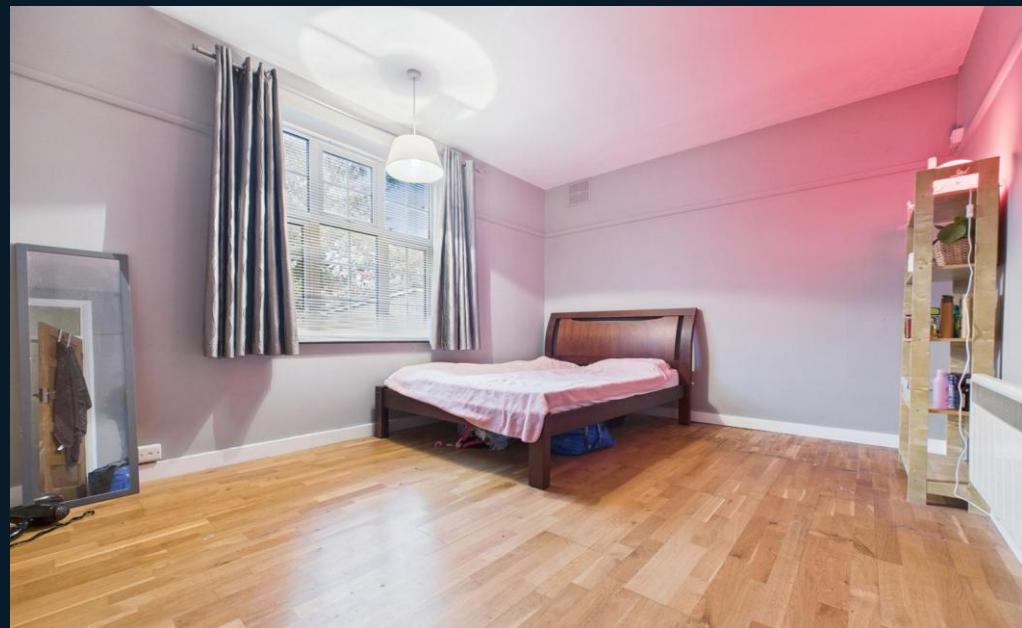


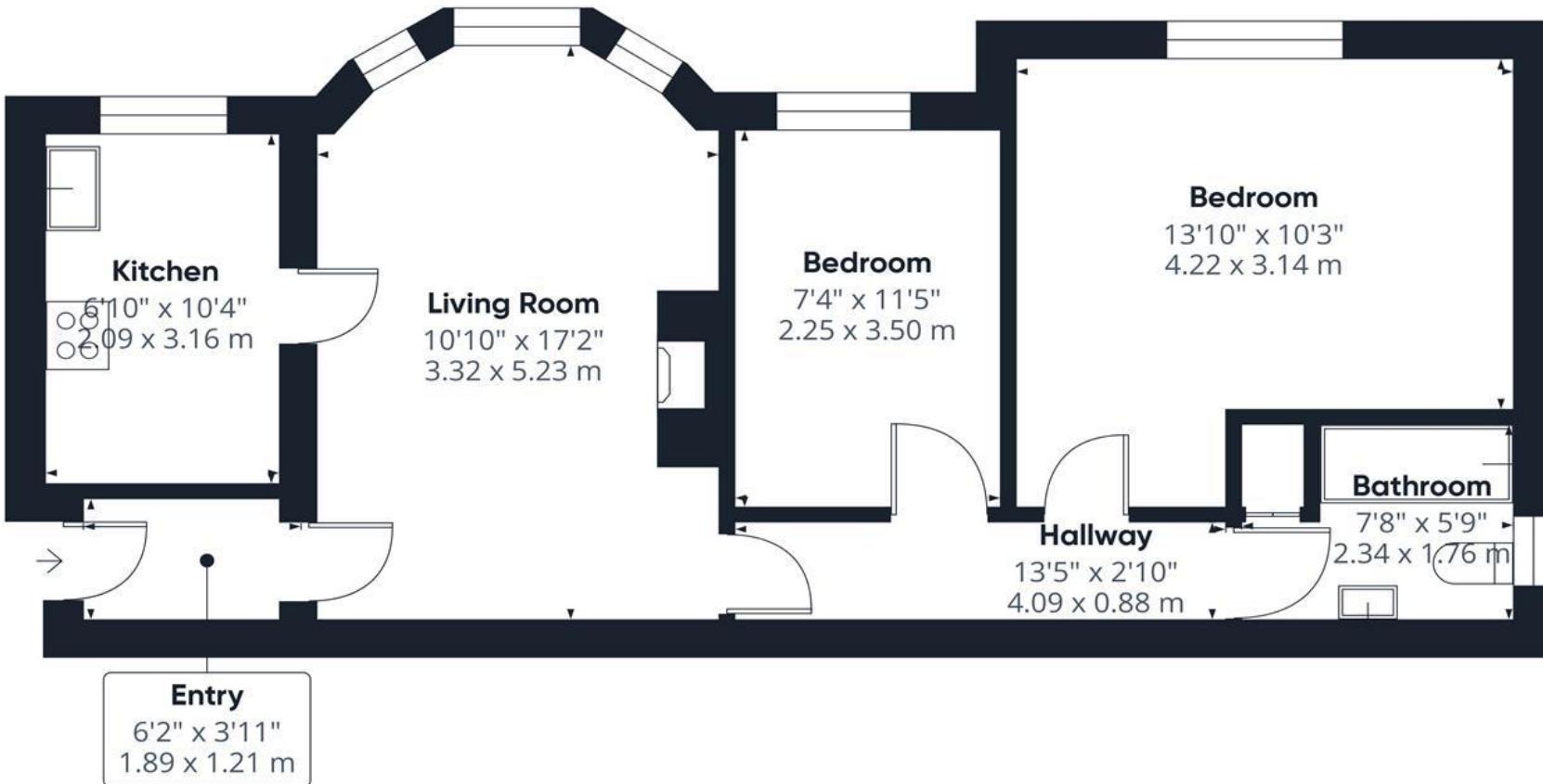
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	77	
55-68 D		
39-54 E	42	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾

603 ft²
56 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 121 years remaining

Service Charge – £1,700

Council Tax Band – D

Local Authority – Merton Council



Property Type

Flat (Purpose Build)



Construction Type

Brick



Parking

Parking Permit



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric
Communal



Broadband

Standard/ Superfast



Mobile Signal

Good Coverage



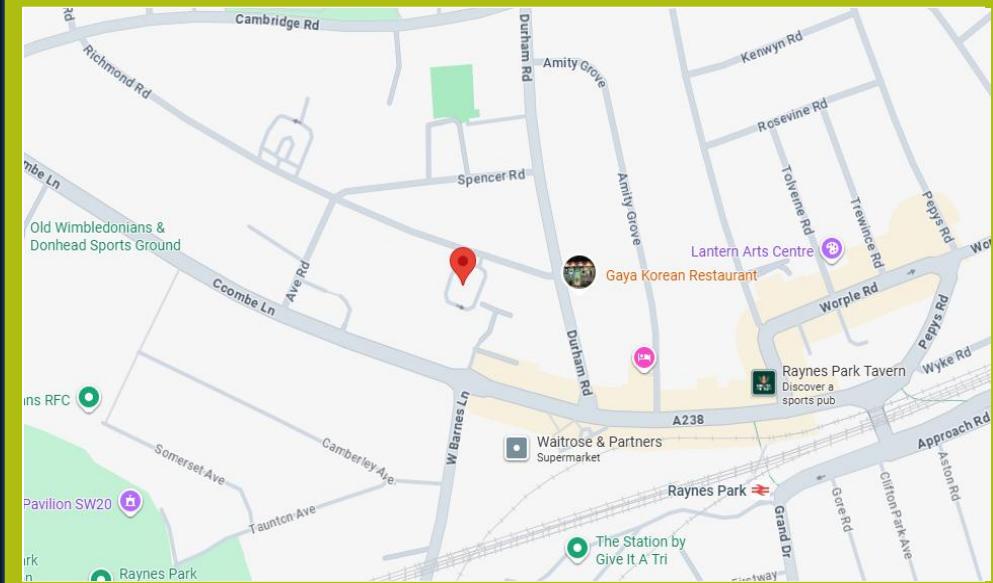
Flood Risk

Has the property been flooded in the past five years: NO

Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
020 8673 4666



Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

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