

**FOR SALE**



**Richmond Court, Raynes Park, SW20**

**GUIDE PRICE £400,000 Leasehold**

 **2**

 **1**

  
**samuel estates**  
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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.



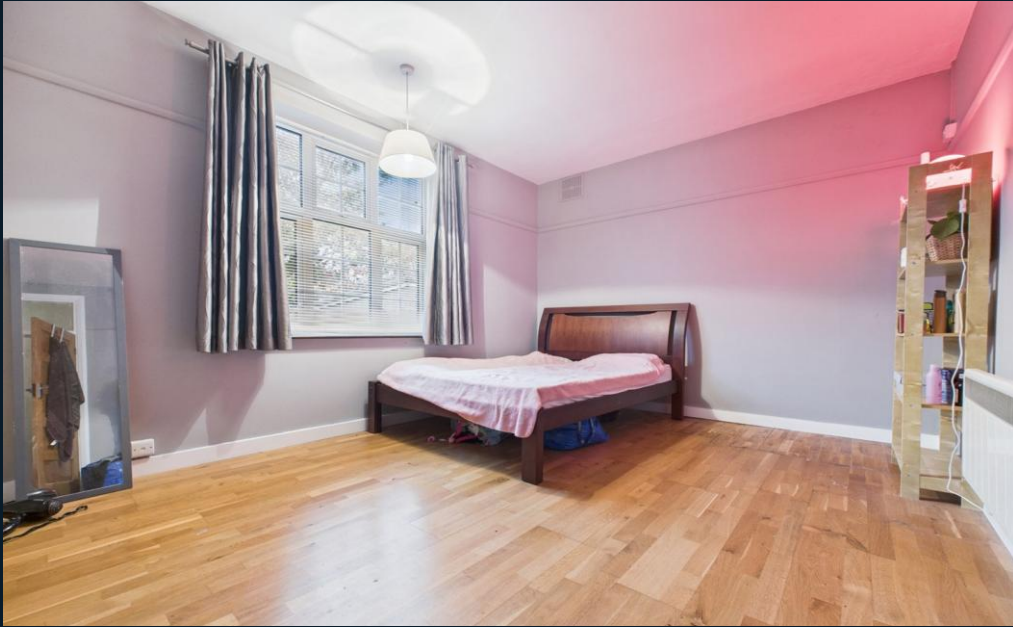
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>		
39-54 <b>E</b>	42	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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.









**Approximate total area<sup>m</sup>**  
603 ft<sup>2</sup>  
56 m<sup>2</sup>

(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

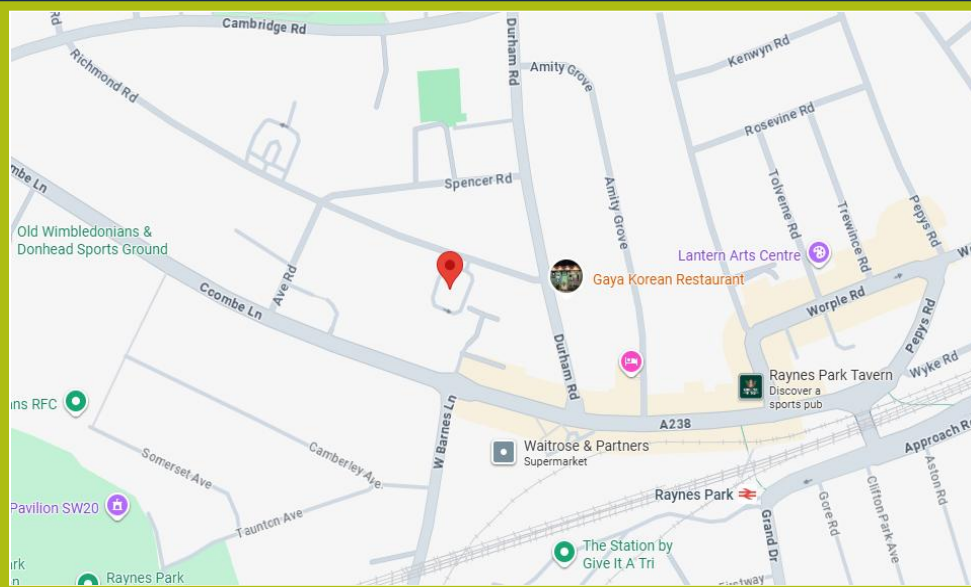


**Flood Risk**

*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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