

Flat 3 Coombe House

Devey Close, KT2 7DT

ROBERT HOLMES & COMPANY

A truly special flat in an historic building with private gates and direct access to the beautifully landscaped gardens, in the prestigious Coombe Estate

Asking Price: £750,000

Accommodation:
- Kitchen/breakfast room
- Reception room
- 3 bedrooms
- 3 bath/shower rooms (2 en suite)
- Off street parking
- Landscaped communal gardens

Local Borough: Kingston Council
Council Tax Band: G
EPC Rating: C

Ground Rent: £500 pa approximately
Service Charge: £3600 pa approximately
Lease Details: 95 year lease remaining (as advised by the owner)

Nearest Station: 1.2 miles (New Malden, 24 minutes by train to Waterloo Station)
Central London: 10 miles (approx.)



Property Description: Coombe House is an attractive, unspoilt Grade II Listed Mansion house that was once a former country estate and is surrounded by beautiful landscaped gardens. The building still offers original features and plenty of character.

This lovely ground floor flat enjoys both easterly and westerly aspects through large windows and doors, allowing plenty of natural light. It benefits from a spacious, fully fitted kitchen and breakfast room, and a reception room with gas fireplace. Both of these rooms have box bay windows overlooking the front manicured gardens. There are three bedrooms and three bath/shower rooms (two of which are en suite). The principal bedroom has fitted wardrobes, whilst the third bedroom has direct access to a patio and the gardens. The west facing, communal gardens are extensive and has a well kept lawn surrounded by mature trees and pretty flowers.

To the front of the property is allocated off street parking, with additional parking for guests.

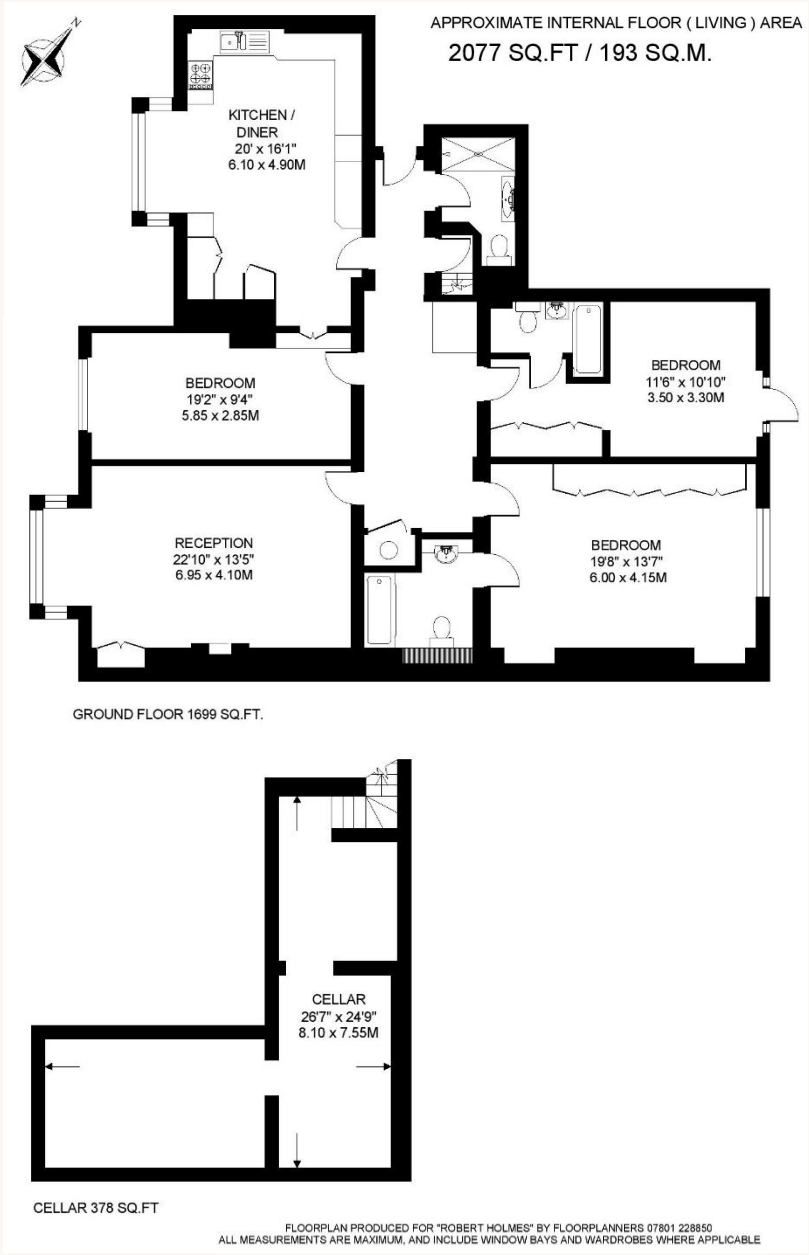
Location: Devey Close is a quiet and quaint cul-de-sac located just off Beverley Avenue. There are several excellent independent and local schools in the area. New Malden and Raynes Park mainline train stations and high streets are within close proximity, with their wide array of shops, cafes and restaurants. Whilst Wimbledon and Kingston are both just a short drive away.

















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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.