

223a Coombe Lane

West Wimbledon, SW20 0RG

ROBERT HOLMES & COMPANY

A spacious ground floor flat with a private, south facing garden, off street parking and ideally located within easy reach of Raynes Park station, parks & amenities

Asking Price: £325,000

Accommodation:

- Kitchen
- Reception room
- Bedroom
- Bathroom
- Garden
- Large garden shed
- Front garden
- Off street parking

Local Borough: Merton Council
Council Tax Band: C
EPC Rating: D

Nearest Station: 0.5 miles to Raynes Park (approx.)
Central London: 10 miles (approx.)



Property Description: A wonderful opportunity to renovate this lovely ground floor flat, benefitting from front and rear gardens and off street parking. The reception room is flooded with natural light through the floor to ceiling glazed doors and windows to the south facing garden. The kitchen also leads directly to the garden, there is a spacious bathroom and the hallway has a useful storage cupboard. The good sized double bedroom offers built in wardrobes and a large bay window looking towards the front lawned garden which is discreetly screened from the road by a hedge. The garden has a large shed offering excellent further storage or the possibility to convert it to a home office or gym.

This property offers huge potential to create a great home, subject to necessary planning permissions.

Location: Coombe Lane is well situated within walking distance of Raynes Park shops, cafes and restaurants, whilst the mainline train station offers fast and frequent trains to Central London and towards Surrey. The flat is also moments from a very convenient parade of shops, including a pharmacy, café, shops and beauty salons. The open spaces of Morley Park and Cottenham Park are also close by.

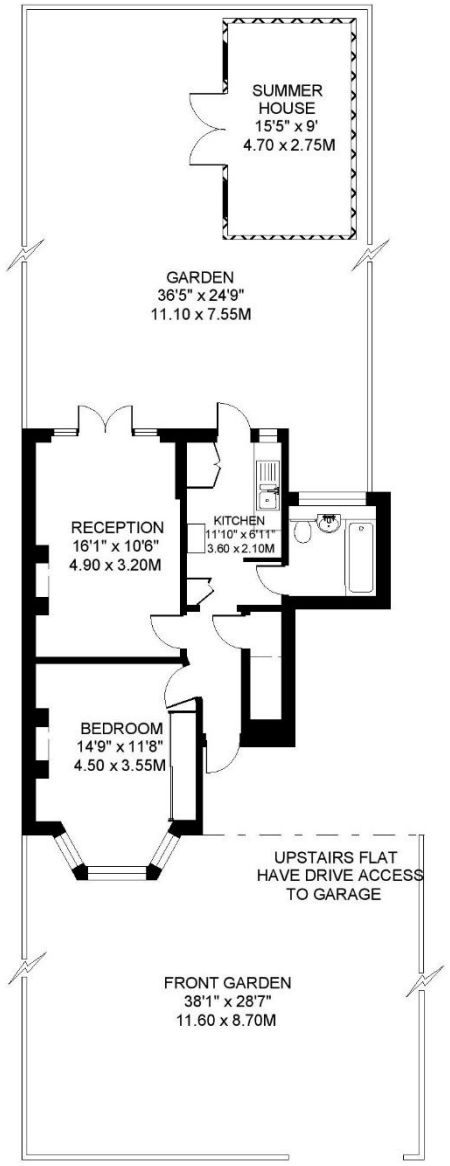
Share of freehold











GROUND FLOOR

APPROXIMATE INTERNAL FLOOR AREA
520 SQ.FT / 48.3 SQ.M.
PLUS SUMMER HOUSE 139 SQ.FT / 12.9 SQ.M.
TOTAL AREA SHOWN ON PLAN
659 SQ.FT / 61.2 SQ.M.

FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

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.