

5 Coombe Hill Stables

Beverley Lane, Coombe, KT2 7DL

ROBERT HOLMES & COMPANY

A wonderful, secluded home set within a delightful, gated courtyard development with a long history dating back to the 1860's

OIRO: £660,000

Accommodation:
- Terraced house
- Kitchen
- Reception room
- 3 bedrooms
- 2 shower rooms (1 e/s)
- Patio garden
- Garage & off street parking

Local Borough: Kingston Council
Council Tax Band: F
EPC Rating: D
Leasehold 999 years from 1985

Nearest Station: 1.2 miles (New Malden)
Central London: 10 miles (approx.)



Property Description: The property is located in a private courtyard development of six dwellings, some of which form part of the Grade II listed stable block which was formerly the stables to Coombe Cottage built by George Devey. This house was built in the 1980s, at the same time as the other properties were converted from stables into residential properties. There is still a wealth of character at the development including a wrought iron weather vane and a clock tower with leaded cupola. Entered directly from the courtyard, the house offers accommodation across two floors. The ground floor consists of good sized reception room / dining room, a bespoke fully fitted kitchen with wine fridge and guest WC. The first floor has three bedrooms, one of which is currently arranged as a dressing room, and two shower rooms. All of the wardrobes have been specially designed and fitted for the home.

To the rear of the property is a pretty patio garden, and there is off street parking to the front.

Location: The house is conveniently located for excellent state and independent schools. Beverley Lane is easily accessible to Raynes Park and New Malden stations and high streets, with their wide array of shops, restaurants and cafes. Wimbledon and Kingston town centres are also nearby.

Annual Management Charges: Service Charge: £1,200 pa. Reserve Fund: £150 pa. Management & Co Secretarial Fees: £1,100 pa. As advised by the owner

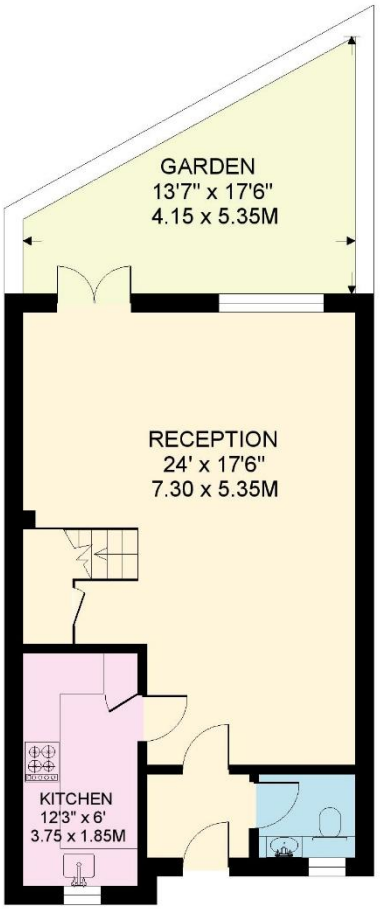




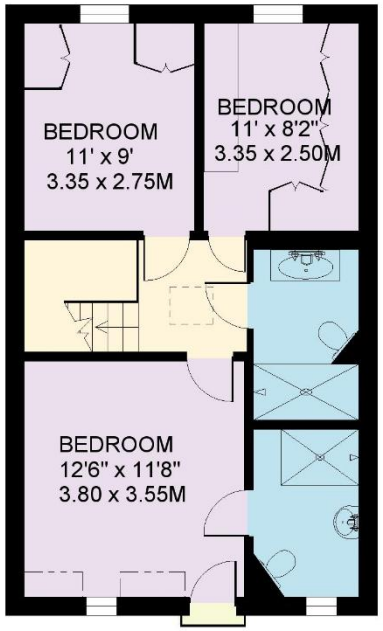




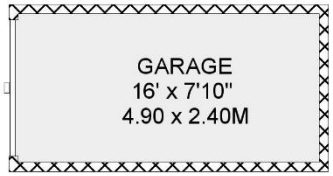
APPROXIMATE INTERNAL FLOOR AREA
1050 SQ.FT. / 97.5 SQ.M.
PLUS GARAGE 128 SQ.FT. / 11.8 SQ.M.



GROUND FLOOR 515 SQ.FT.



FIRST FLOOR 535 SQ.FT.



(NOT SHOWN IN TRUE LOCATION)





FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

ROBERT HOLMES
& COMPANY

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.