

Grand Drive, Raynes Park, SW20



Price £375,000 Leasehold

Enormous one bedroom conversion flat which forms part of this grand elegant detached period house which is a very short distance from Raynes Park centre, commuter station and its many local amenities. This property is so large that there is the possibility to convert into two bedrooms (stp).

- Enormous Lounge With West Facing Balcony
- Spacious Main Bedroom With En-suite Shower Room
- Separate WC
- Kitchen
- Gas Central Heating
- Own Balcony
- Entry Phone System
- Off Street Parking
- Communal Gardens
- Long Lease
- Convenient Location
- EPC:D

Grand Drive, Raynes Park, SW20

The accommodation with approximate dimensions comprises:

Main Front Door With Entry Phone System To;

Communal Hallway

Stairs To First Floor Landing

Own Front Door To Hall:

Carpeted, radiator, central ceiling rose, coat hanging space, separate low level WC, coved ceiling.

Lounge:

Very spacious with feature fireplace, cast iron surround, coloured tiled inlay, coved ceiling, two double radiators, large double glazed bay window with two double glazed doors opening out onto;

Balcony:

Westerly aspect.

Kitchen:

Full range of worktops with many base units under, wall cupboards above, tiled splashback, wall mounted gas central heating boiler, stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine, four ring gas hob with matching stainless steel oven below and extractor and light above, further wall cupboards, coved ceiling, spotlights, space for fridge, double glazed window opening onto rear access route with wooden staircase leading down to communal gardens.

Master Bedroom:

Very spacious with full range of wall to wall floor to ceiling wardrobes having plenty of storage space hanging shelving and high level cupboards above, double glazed window, two radiators, coved ceiling.

En-Suite Shower Room:

Large walk in shower cubicle, fully tiled walls, wash basin with mixer taps in vanity unit, wall cupboard, heated towel rail, ceramic tiled floor, double glazed window.

Outside:

Off street parking to front, communal rear garden.

General information to be confirmed by buyer's solicitor.

Lease – land registry search shows the unexpired lease is 2176 & therefore 159 years unexpired.

Maintenance – the owners of the property have completed a right to manage the property and it is their intention to have a programme of future maintenance to upgrade the building and communal areas.

RPO/02/JAC/16



Offices at:

WIMBLEDON VILLAGE
020 8946 1000

WIMBLEDON BROADWAY
020 8542 6600

SURBITON
020 8390 6565

RAYNES PARK
020 8946 3000

NEW MALDEN
020 8949 5856

THAMES DITTON
020 8398 2500

Although every care has been taken in the preparation of these particulars, they do not constitute or form part of any contract and should not be used as such by any prospective purchasers. Measurements, descriptions and plans are for guidance and identification purposes only. The services, systems and appliances listed in these particulars have not been tested by the agents.



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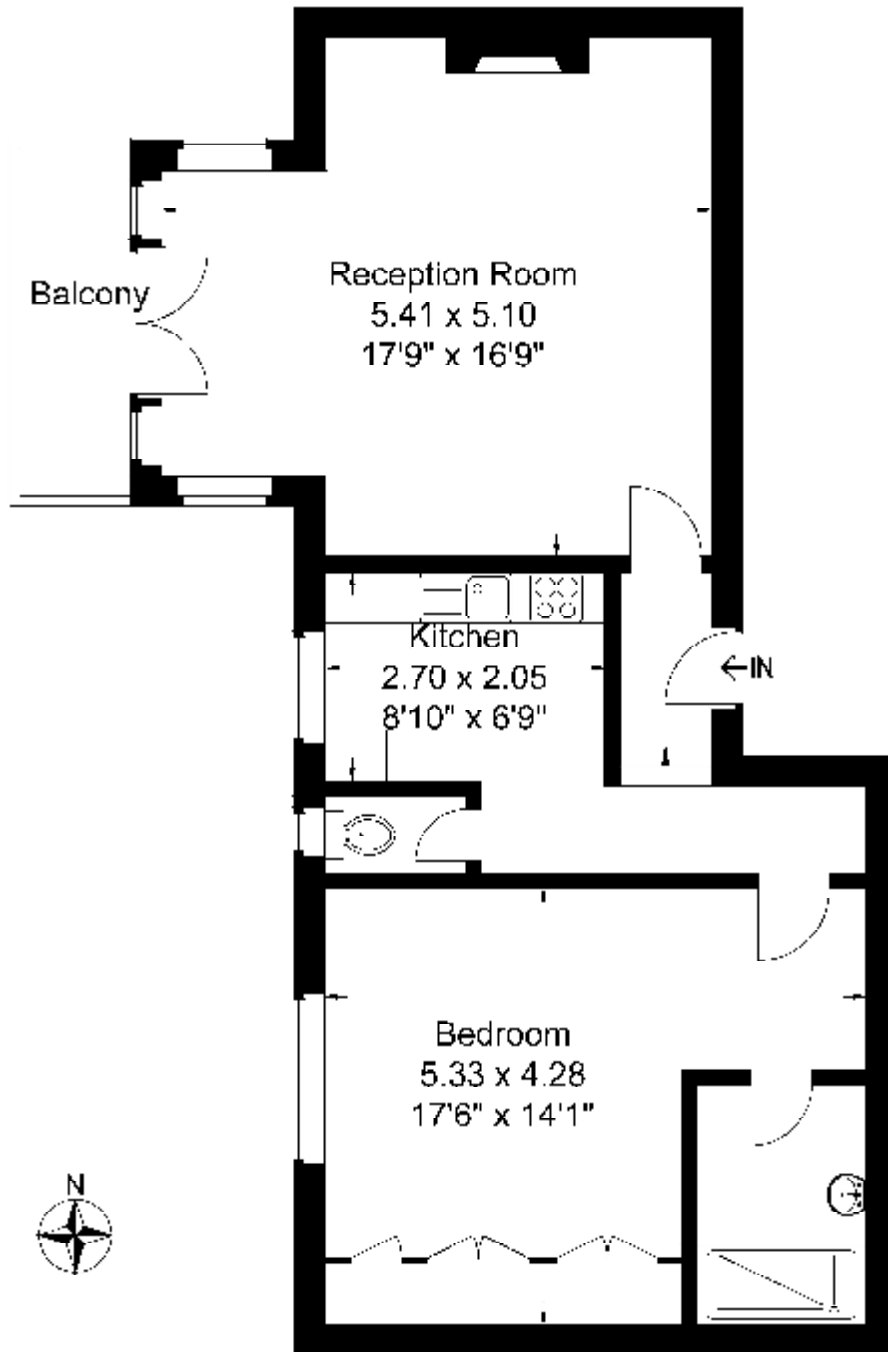
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Approximate Gross Internal Area
61.00 sq m / 656.59 sq ft



First Floor

Illustration for identification purposes only - measurements are approximate, not to Scale

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