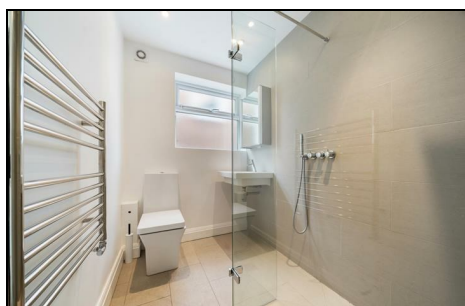


## Coombe Lane West Wimbledon, SW20 0QT

**£550,000 Leasehold - Share of Freehold**



**This lovely TWO DOUBLE BEDROOM, ground floor Maisonette is beautifully presented throughout and has its own private garden with side access, an extended conservatory extension, modern fitted kitchen and bathroom and no onward chain. Ideally positioned for Raynes Park High Street and Station. Sold with a share of freehold.**





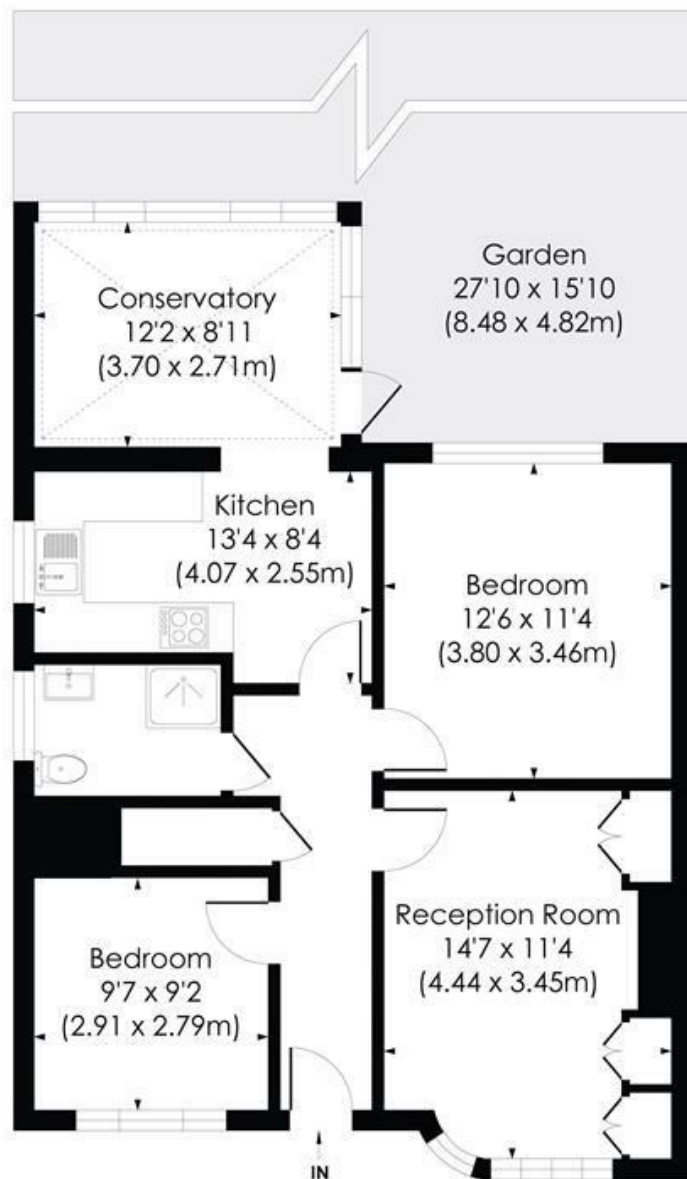
Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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## COOMBE LANE, SW20

Approx. Gross Internal Floor Area  
**767 Sq. ft/71.25 Sq. m**



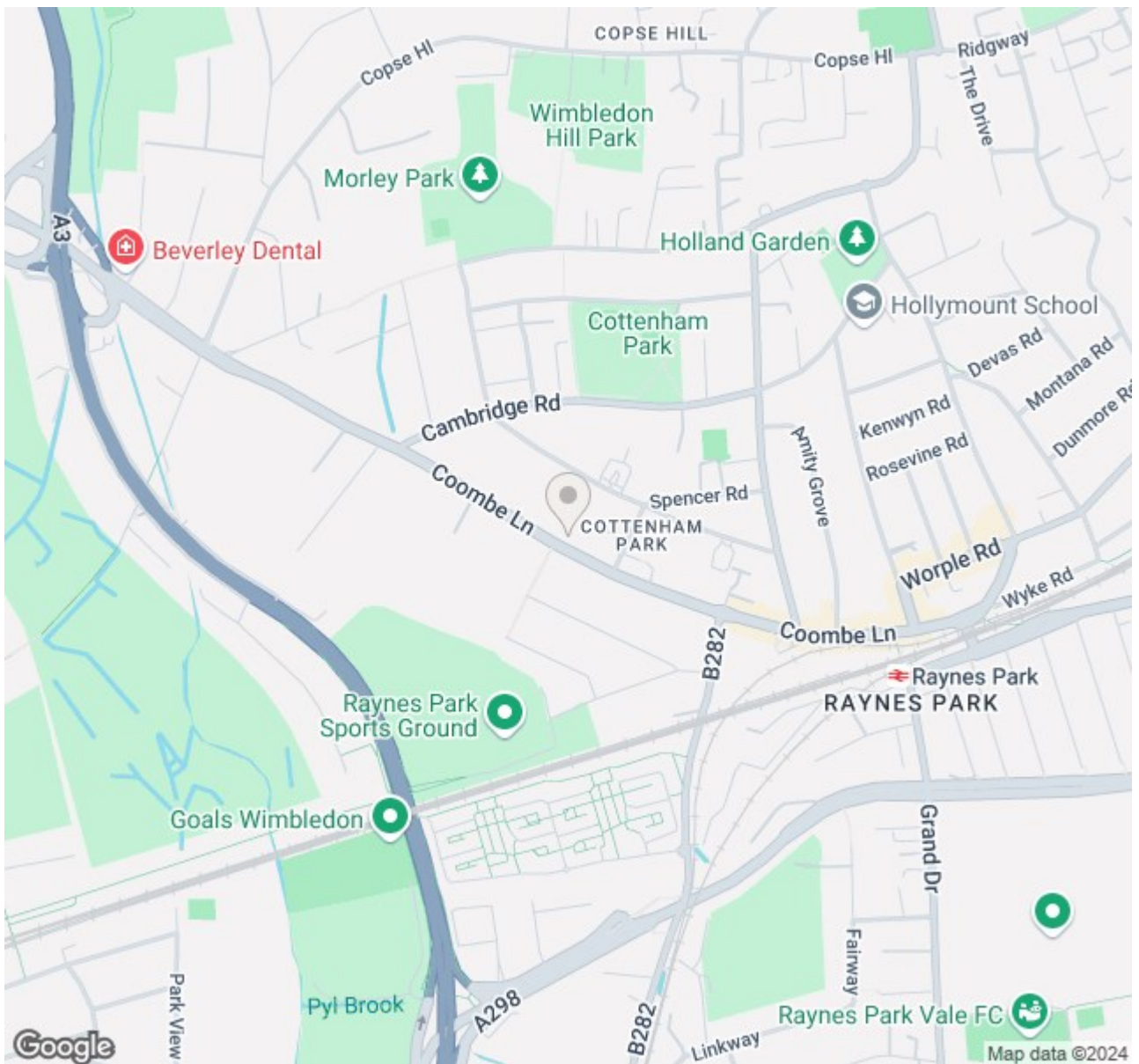
GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.





- Two Double Bedroom
- Ground Floor Maisonette
- Private Rear Garden with side access
- Close to Raynes Park High Street and Station
- No Onward Chain
- Share of Freehold
- Modern Kitchen and Bathroom
- Conservatory Extension
- EPC -
- Council Tax Band -

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

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