



COOMBE LANE, SW20  
**£425,000 LEASEHOLD**





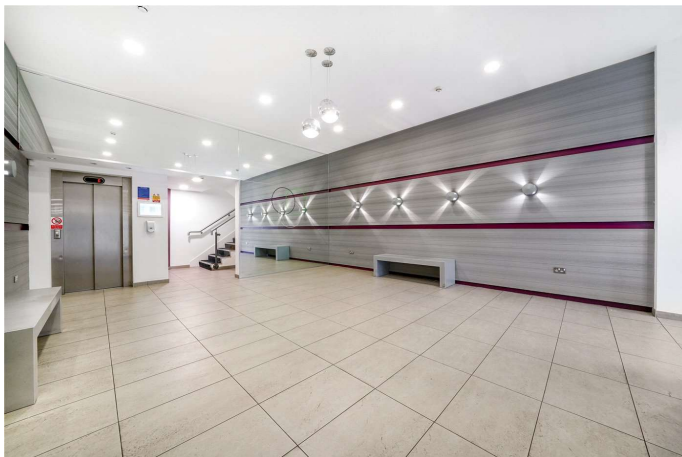
## COOMBE LANE, SW20

**This stunning 541 SQFT penthouse modern apartment with fantastic communal roof terrace offering panoramic views is offered to the market with no onward chain**

This stunning 541 SQFT penthouse modern apartment features a spacious double bedroom, a contemporary bathroom, and a sleek open-plan kitchen, dining, and living area with high-end finishes. The property boasts 2 large private balconies, access to a residents' gym, and a spectacular communal roof terrace offering panoramic views. It also includes lift access and is offered to the market with no onward chain.

Ideally situated in the heart of Raynes Park High Street, just 0.1 mile from Raynes Park Station, the apartment is perfectly placed for convenient access to an array of shops, cafes, and restaurants.

Impeccably presented throughout, this apartment is part of a prestigious modern development. It offers generous living space with wooden floors throughout, a beautifully designed fitted kitchen that opens onto 2 private outdoor areas, and a bright, airy ambiance.



Lease: 983 Years Remaining

Service Charge: £3,500 per annum

Ground Rent: £500 per annum

EPC C

Council Tax Band C



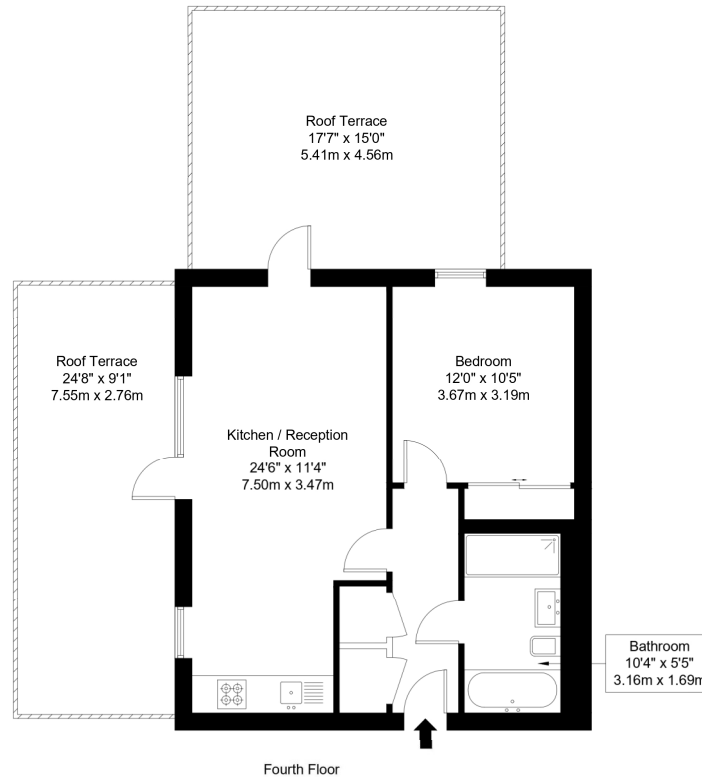


# Coombe Lane, SW20 0BW

Approx Gross Internal Area = 50.25 sq m / 541 sq ft

Roof Terraces = 45.51 sq m / 490 sq ft

Total = 95.76 sq m / 1031 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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