



WEST BARNES LANE, SW20
£325,000 LEASEHOLD

Winkworth



WEST BARNES LANE, SW20

A stunning one bedroom apartment on the fourth floor of this purpose built modern development located in the heart of Raynes Park. The property will be sold chain free.

The property comprises of entrance hall, open plan reception / kitchen, double bedroom with built in wardrobes and a 3 piece family bathroom. Further benefits include, Southerly facing private balcony and electric central heating.

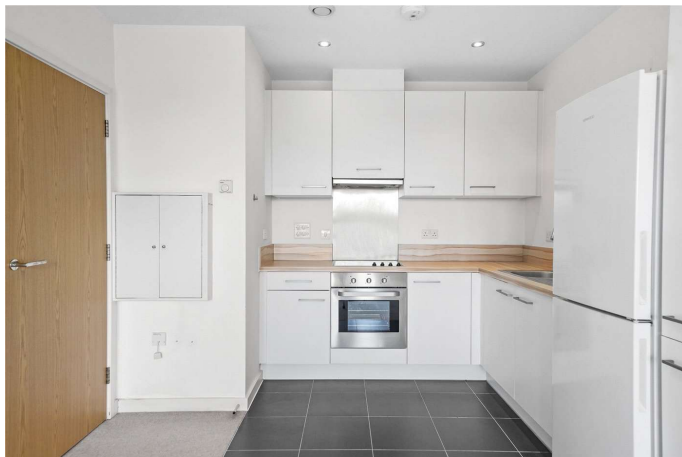
Raynes Park has a plethora of boutique shops, cafes, eateries and a Waitrose supermarket. The train station (South Western trains) gives you direct access to The City and West End within 30 minutes. Nearby Wimbledon Common is a popular area for recreation, relaxation and a perfect place for spotting wildlife and birds.

EPC rating C

Council tax band C

Service Charge Approx £3,335 per year

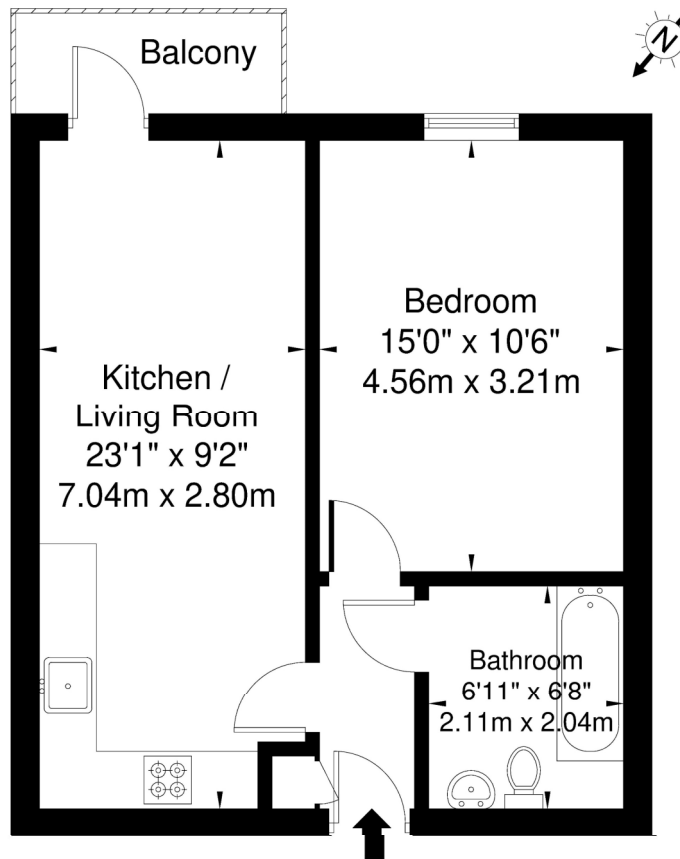
Ground Rent included in service charge





Dowding House West Barnes Lane SW20 0BN

Approx. Gross Internal Area = 43.3 sq m / 466 sq ft



Fourth Floor

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. 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-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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