

27 Coniston Close, Raynes Park, London, SW20 9NJ

Offers Over: £275,000

Leasehold





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Introducing a charming one bedroom first floor flat nestled in a peaceful location that offers beautiful natural surroundings and excellent transport links.

The accommodation comprises a larger than average reception room, spacious and modern separate kitchen, one large double bedroom, shower room and private balcony offering the opportunity for alfresco dining.

One of the standout features of this delightful property is the surrounding access to woodland and grassland over a quaint footbridge crossing Pyl Brook. Convenience is at your doorstep with the prime location. Situated close to Raynes Park as well as Motspur Park, you'll have easy access to an array of amenities, including shops, cafes, restaurants, excellent transport links into Central London from Raynes Park station, Motspur Park Station and several bus routes. The green open spaces of Cannon Hill Common and Morden Park are also within easy reach. In addition the property is offered with no onward chain. There are currently 110 years remaining on the lease. Ground rent is £550 per annum. Council Tax Band C and EPC Rating D.



Entrance Hall

With laminate wood flooring, radiator with cover, entry-phone, power points, large storage cupboard with shelving and hanging space housing fuse board, light.

Reception Room

With laminate wood flooring, large UPVC double glazed windows to rear elevation overlooking private balcony, UPVC double glazed door leading to private balcony, power points, radiator, frosted double doors leading to Kitchen.

Kitchen

With tiled flooring, part tiled walls, range of fitted wall and base level units, stainless steel sink unit with accompanying mixer tap, fitted electric oven and gas hob, space for washing machine, space for fridge freezer, power points, UPVC double glazed window to front elevation, wall mounted combination boiler.





Bedroom

With UPVC double glazing to rear elevation, power points.



Bathroom

With shower enclosure, part tiled walls, tiled flooring, low level WC, wash hand basin.





Additional information

EPC Rating: D

Council Tax Band: C

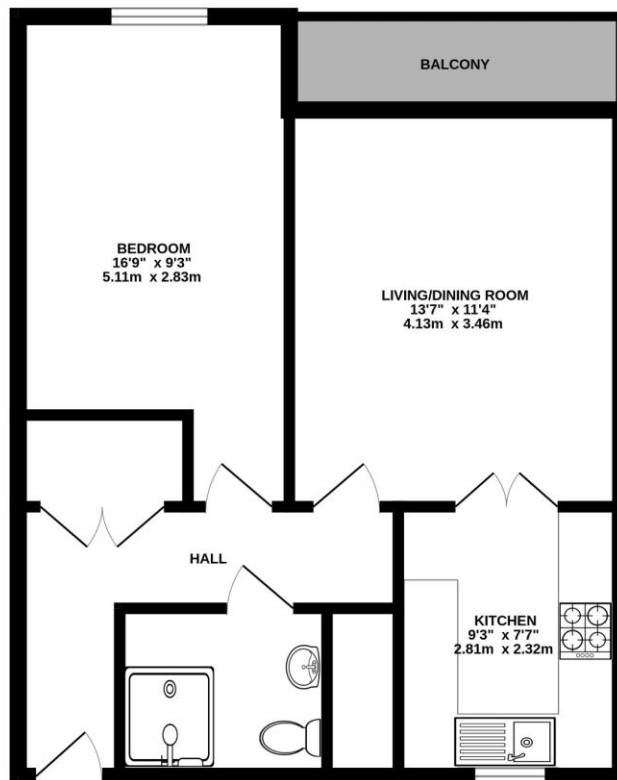
Ground Rent Per Annum: £550



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Your View...

FIRST FLOOR

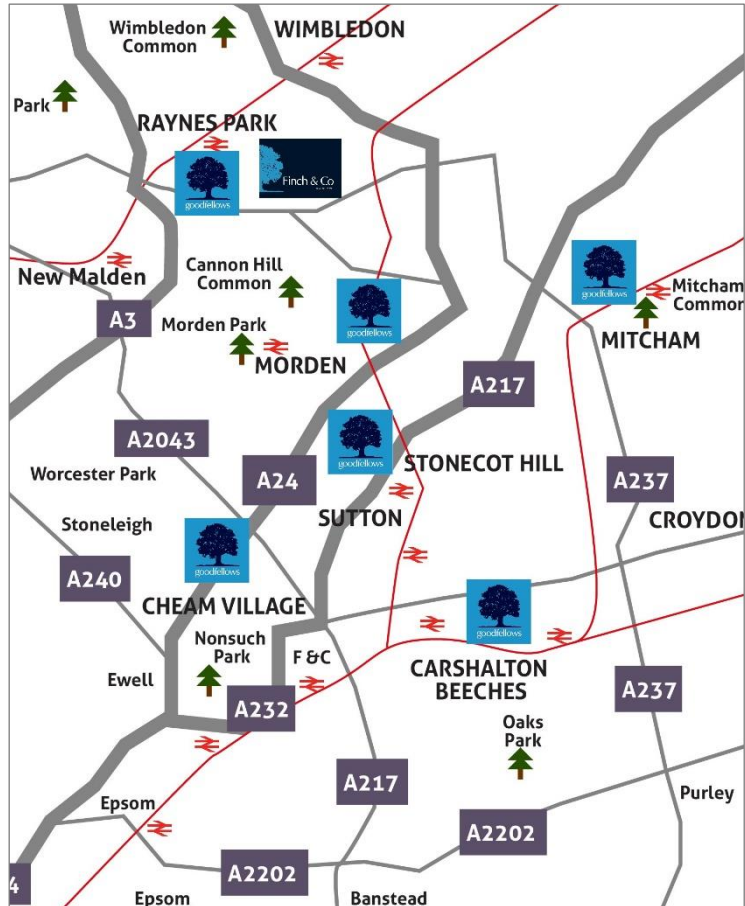


TOTAL APPROXIMATE FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch