

UPPER FLOOR FLAT, 554A KINGSTON ROAD, RAYNES PARK, LONDON, SW20 8DR

£425,000 Share of Freehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
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Description

Two bedroom first floor flat situated within this new 2 unit conversion development. Like its sister flat below, 554A has been completely rewired and replumbed, with a new kitchen fitted with Bosch oven, microwave and hob, a new bathroom, and new windows throughout.

Engineered oak wooden flooring runs through the entire flat, and underfloor heating has been installed throughout, removing the need for wall-mounted radiators and delivering a clean, contemporary finish.

Location

Kingston Road sits in the heart of Raynes Park, on the Merton/Kingston borders in southwest London, and enjoys an excellent balance of village-feel amenities with fast connections into central London.
Raynes Park station is just a short walk away, offering up to 10 trains per hour to London Waterloo along with services to Kingston, Shepperton, Teddington, Hampton Court, Epsom and Guildford, making it a strong choice for commuters.
The station is also well served by bus routes 57, 131, 152, 163, 200 and K5, plus the night route N87, with the 57 running a 24-hour service between Kingston and Clapham Park.

For everyday needs, Coombe Lane is a bustling local shopping street with a post office, banks, cafés and popular chain stores including Starbucks, while a large Waitrose and a Sainsbury's Local sit conveniently near the station for grocery shopping. Healthcare is well catered for too, with the Nelson Health Centre and Raynes Park Health Centre both close by.

The area is particularly popular with families thanks to its strong selection of schools. Nearby options include Outstanding-rated Ursuline High School, St Cecilia's, Hollymount Primary and West Wimbledon Primary, alongside Wimbledon Chase and St Matthew's Primary, all within easy reach.

Older pupils benefit from Raynes Park High School locally, plus access to sought-after grammar schools Tiffin Boys and Tiffin Girls, and state secondaries Coombe Girls and Coombe Boys just over the border in Kingston.

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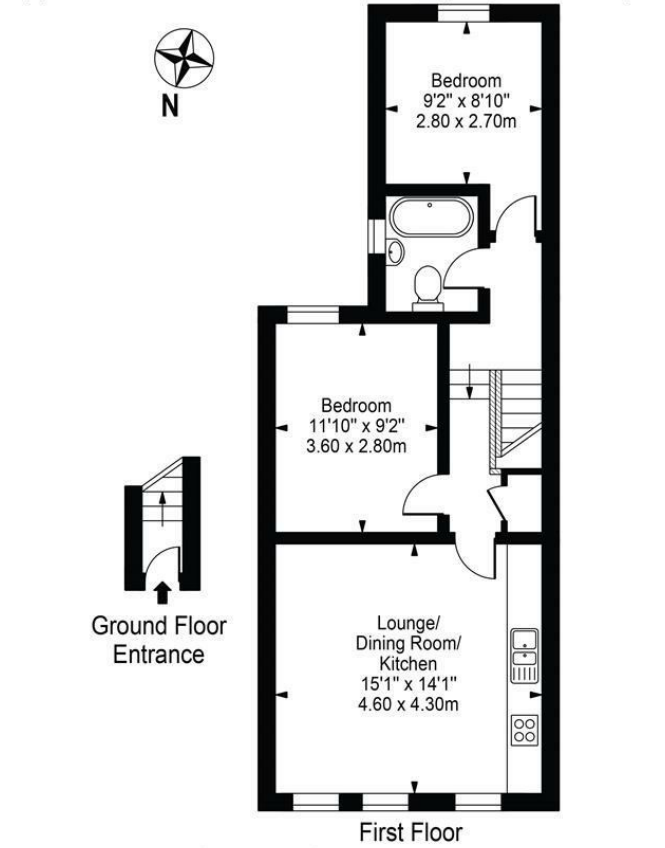
Approx. Gross Internal Area 565 Sq Ft - 52.53 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Planning Permission — Room to Grow

A standout feature of this flat is the full planning permission already granted for a loft conversion (application ref: 25/P2790) and a roof terrace (application ref: 25/P3310), offering a buyer the chance to extend and add significant value and living space once purchased.

Energy Efficiency

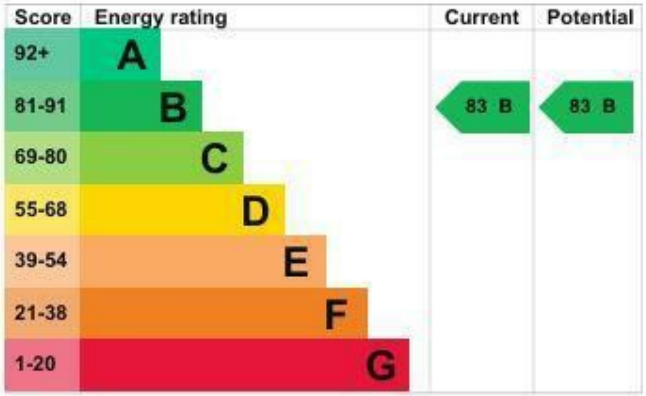
The flat is fully electric with no gas supply, and holds an EPC rating of B, reflecting the strong energy-efficient specification carried through the renovation.

Warranty & Peace of Mind

The refurbishment is covered by a 10-year guarantee, with a Professional Consultant's Certificate (PCC) issued by ABC+ Structural Warranty confirming the quality of the works undertaken.

Viewings

Contact sole agents Christopher St James 020 8296 1273Contact sole agents Christopher St James 020 8296 1273



THE SMALL PRINT

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