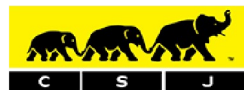




**GROUND FLOOR, 554 KINGSTON ROAD,
RAYNES PARK,, LONDON, SW20 8DR**

£575,000 Share of Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Three bedroom flat for sale with private garden forming part of this brand new development of just 2 units.

The property has been completely rewired and replumbed throughout, with a brand-new kitchen fitted with Bosch oven, microwave and hob, and a brand-new bathroom.

New windows have been installed throughout, alongside engineered oak wooden flooring that runs through every room, creating a warm, contemporary feel.

Underfloor heating has been fitted throughout the property, doing away with the need for conventional wall-mounted radiators and giving the accommodation a sleek, uncluttered 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.

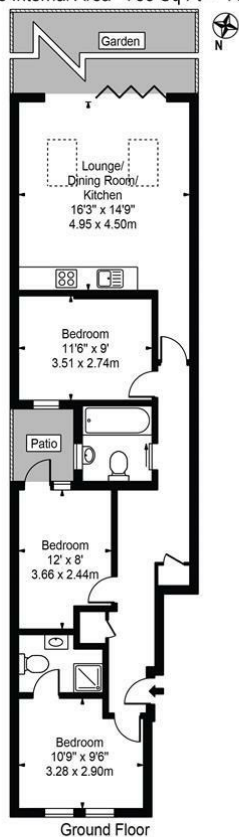
The area is particularly popular with families thanks to its strong selection of schools. Nearby options include Outstanding-rated Ursuline High School, St Cecilia's, Hollymount Primary and West Wimbledon Primary, alongside Wimbledon Chase and St Matthew's Primary, all within easy reach.

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.

Energy Efficiency

The property is fully electric with no gas installation, and benefits from an EPC rating of B — a very strong result reflecting the modern, energy-efficient specification used throughout the refurbishment.

Kingston Road,
Raynes Park, SW20 8DR
Approx. Gross Internal Area 788 Sq Ft - 73.21 Sq M



Ground Floor
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.

Warranty & Peace of Mind

All refurbishment works are backed by a 10-year guarantee, and a Professional Consultant's Certificate (PCC) has been provided by ABC+ Structural Warranty, giving buyers confidence in the quality and longevity of the works carried out.

Viewings

Contact Christopher St James 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE SMALL PRINT

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