

Hawes & Co



Ground Floor Flat, Kingston Road, Raynes Park

£295,000 Leasehold

Period Ground Floor Conversion flat

- CHAIN FREE
- Period Conversion
- Courtyard garden
- Leasehold
- Off Street Parking
- Close to Raynes Park Centre
- EPC: C

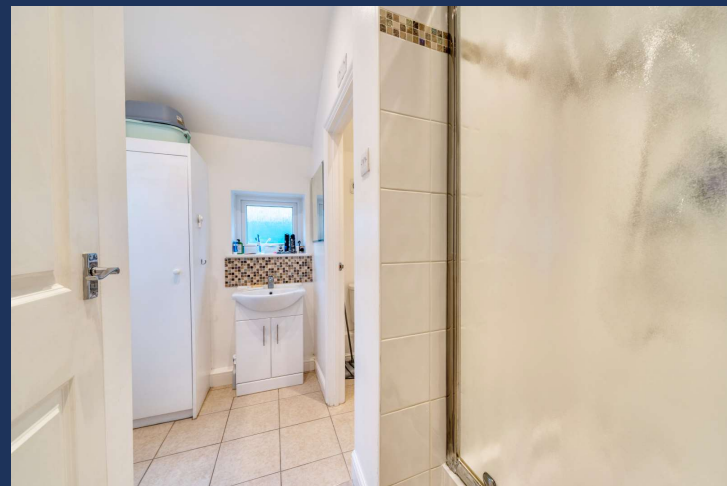


A charming ground floor one bedroom period conversion with bay fronted reception room, double bedroom, own courtyard garden, good size kitchen, well presented throughout, with own parking space, perfectly located in Raynes Park, close to many amenities and commuter station, being sold as CHAIN FREE.

New Lease approx. 120 years

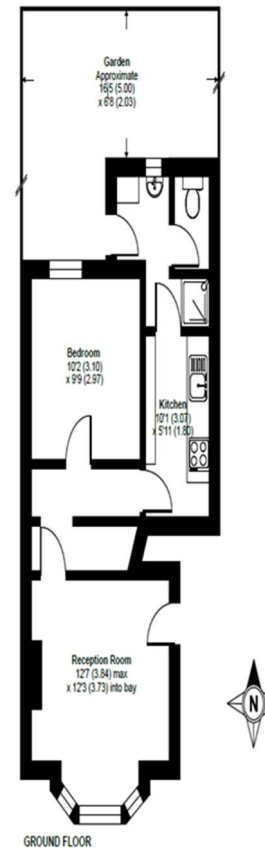
Ground Rent- none

Service Charge - shared



Kingston Road , Raynes Park, London, SW20

Approximate Area = 438 sq ft / 40.7 sq m
For identification only - Not to scale



GROUND FLOOR

 Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) November 2018.
Produced by Big Mils, Estates & Partners Limited. REF: 05230

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.

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 Hawes & Co

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

Hawes & Co Raynes Park
0208 946 3000
raynespark@hawesandco.co.uk

44 Coombe Lane
London, SW20 0LA

