

Kingston Road, Raynes Park, London

£330,000 *Share of Freehold*

Hawes & Co are delighted to present four brand new one and two bedroom apartments in the heart of Raynes Park. Each flat has been subject to comprehensive refurbishment, benefiting from engineered wooden flooring, luxury bathrooms and bespoke fully fitted kitchens with integrated appliances. Each flat has access to its own outdoor space, some featuring a private courtyard and others a south facing roof terrace. Two of the flats also benefit from solar panel renewable energy. The property is situated in the heart of Raynes Park, very close to many local amenities and excellent public transport links including commuter stations for easy access into Central London. Ideal for a first time or investment purchase.

- Spacious Open Plan Kitchen/Living Room
- Large Double Bedroom
- Luxury Bathroom
- Built-in storage
- Private Courtyard
- Private Entrance
- Access to large basement space below





Kingston Road

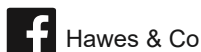
Approx Gross Internal Area = 38.7 Sq m 416 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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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.