

## Kingston Road, Raynes Park

**£295,000** *Share of Freehold*

A charming top floor one bedroom period conversion with front reception room, double bedroom, good size kitchen, well presented throughout, perfectly located in Raynes Park, close to many amenities and commuter station, Being sold as CHAIN FREE.

Lease - 120 years unexpired

Ground Rent- none

Service Charge - shared

- Chain Free
- Currently Leasehold with potential Share of freehold
- Raynes Park, close to many amenities and commuter station
- Spacious reception room
- Modern Bathroom



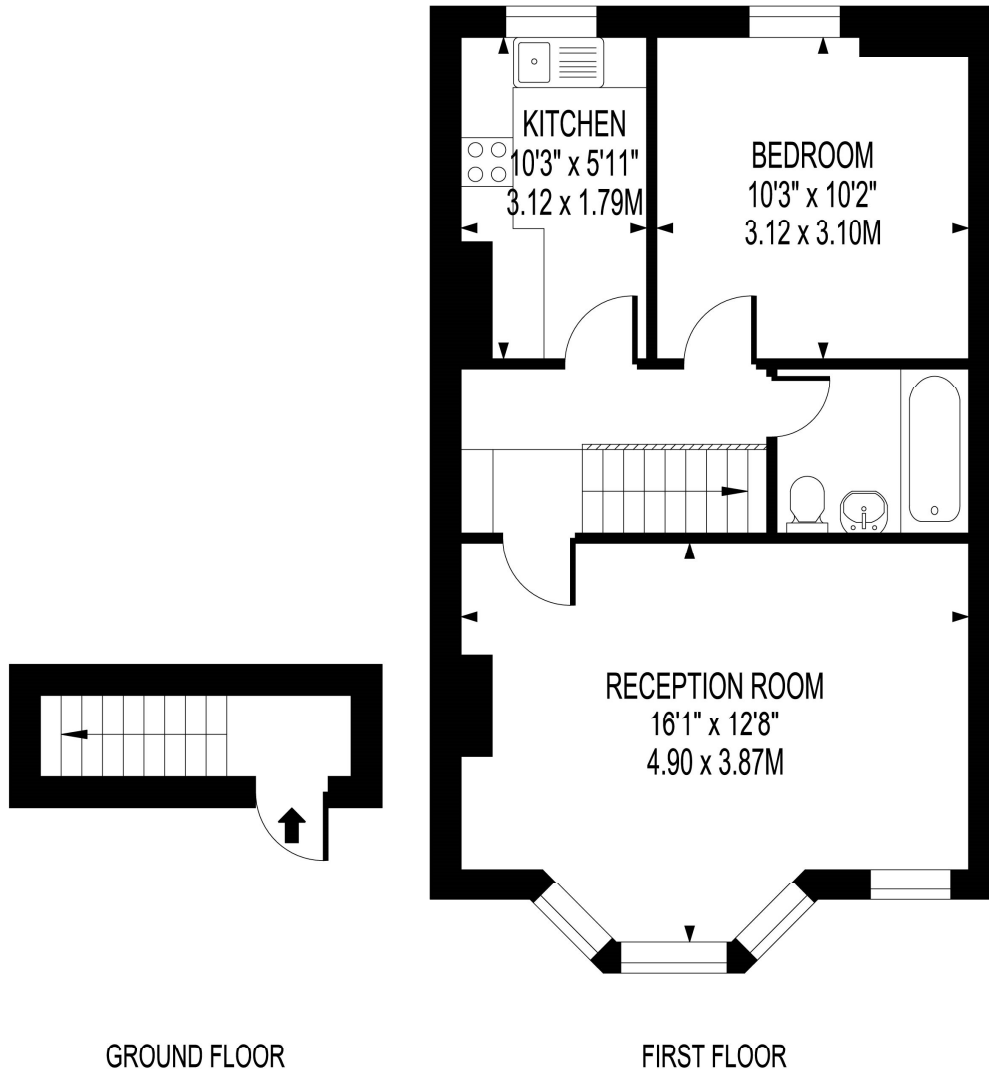




# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

465 SQ FT- 43.20 SQ M



GROUND FLOOR

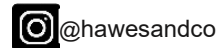
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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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.