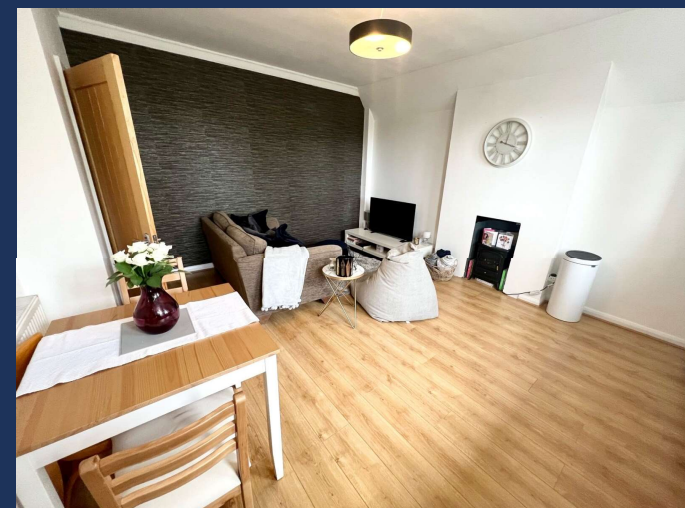


Tremendous two double bedroom conversion flat

- Two double bedrooms
- Superb conversion flat
- 16'1" x 13'5" living room/kitchen
- First floor accommodation
- Own rear garden
- Own parking space
- Part of a character property
- No chain - viewings easily arranged
- Council tax - band C
- Lease - 991 years unexpired
- Service charge - c.£500 per annum
- Ground rent - N/A
- EPC: D



Spacious two double bedroom character first floor conversion flat with long 992 year lease, off street parking, own garden and located very conveniently for Raynes Park commuter station and amenities. This unique property forms part of this character house with rear views and close to recreational facilities, Cannon Hill common and the walking places of the area. The property is offered with no ongoing chain, it would suit an owner occupier or investor and viewings can be easily arranged.

Council tax - band C
Lease - 991 years unexpired
Service charge - c.£500 per annum
Ground rent - N/A



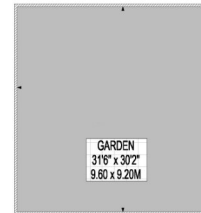
GRAND DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 631 SQ FT- 58.6 SQ M

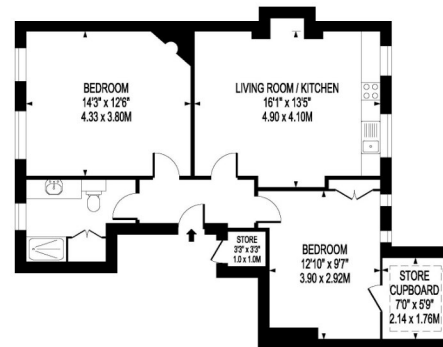
STORE CUPBOARD : 41 SQ FT- 3.80 SQ M

STORE : 10 SQ FT- 0.9 SQ M

Total : 681 SQ FT- 63.30 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.


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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.

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