



Coniston Close, Raynes Park, London, SW20

Guide Price: £270,000

Leasehold

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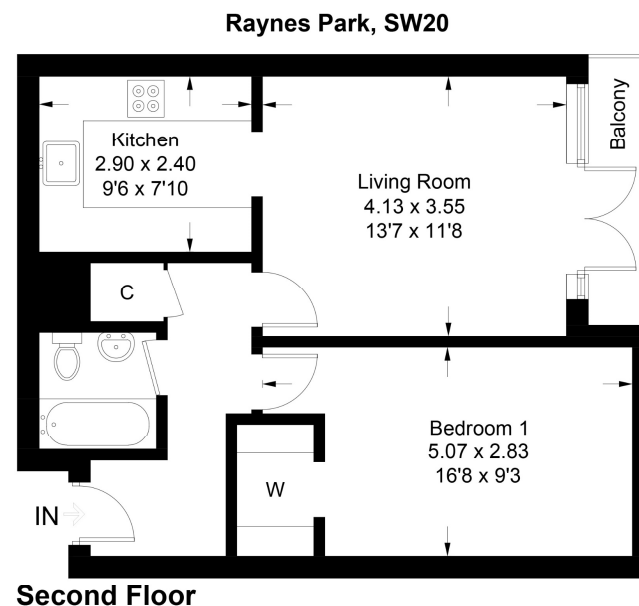
Finished to a high standard throughout, the apartment offers bright and well-proportioned accommodation, featuring attractive hard flooring throughout the living spaces and soft carpeting in the bedroom. The spacious reception room opens directly onto a private balcony, creating the perfect place to enjoy a morning coffee or unwind at the end of the day.

The separate fitted kitchen provides ample cupboard storage and generous worktop space, while the impressive double bedroom benefits from a walk-in wardrobe, offering excellent storage and practicality. Completing the accommodation is a stylish bathroom, finished to high standards with contemporary fittings.

A wide selection of cafés, restaurants, supermarkets and independent shops are all within easy reach. The property is well situated for commuters, within close reach of both Raynes Park station - which provides regular services into London Waterloo -and Morden underground, which is served by the Northern Line.

The property is also served by three bus routes, to destinations including Morden, Raynes Park, Wimbledon, Sutton and Epsom. Wimbledon Village, Wimbledon Common, National Trust property Morden Hall Park, and the A3 are also easily accessible, offering the perfect balance of green open spaces, leisure amenities and superb transport connections.

- Leasehold
- One-bedroom apartment
- Bright and spacious reception room
- Contemporary kitchen
- Private balcony
- Generous double bedroom
- Modern bathroom
- Private / Secure hallway storage



Approximate Gross Internal Area = 49.1 sq m / 528 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1321296)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EO Estate Agents - EO Estate Agents - Battersea Office

Arding & Hobbs
10 St Johns Road
SW11 1PN

T: 020 3633 8911

E: info@eostateagents.co.uk

www.eostateagents.co.uk

Disclaimer

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