

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
2586 SQ FT- 240.22 SQ M (EXCLUDING STORE)  
STORE AREA 35 SQ FT- 3.29 SQ M  
TOTAL AREA 2621 SQ FT- 243.51 SQ M



• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



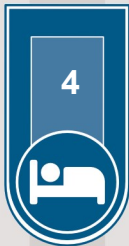


## THE LOCATION

Coombe Lane is well located approx. 0.7 mile from Raynes Park Rail station with a regular train service to London Waterloo (approx. 20 mins). The 57 bus route runs along Coombe Lane and stops at both Raynes Park station and Wimbledon station (approx. 17 mins to Waterloo).

Raynes Park offers a good selection of restaurants and shops. The property is well situated for parks, being approx. 800m from Cottenham Park with its children's playground and around 1 mile from Wimbledon Common.

St Matthews Primary School is around 300 metres away and King's College School is approximately 1 mile distant.



## THE PROPERTY

A truly stunning development of six contemporary five bedroom houses by boutique London developer Formål Property Group is hidden at the end of a long drive, surrounded by mature trees. The Willows is a peaceful sanctuary in West Wimbledon that has the dual benefit of quick and easy access to both Central London and the countryside of Surrey.

The interiors have been carefully crafted by the talented designers at Scenemsmith to compliment and reflect the contemporary architectural language of the properties. Versatile internal layouts offer a variety of different living arrangements.

The lower two floors are covered by family spaces, both of which offer direct access to the private terraces and gardens. To create a continuation with the exterior of the houses, a rich textural spine has been formed through the use of an exposed brickwork wall.

The gardens are absorbed into the living spaces of the houses through the large glass doors and windows. Engineered timber floors further strengthen the connection with the gardens and mature trees in and around the grounds. Attractive terrazzo stones have been generously utilised within the bathrooms. Paired with neutrally toned tiles and contemporary brassware, the bathrooms are serene environments to relax and unwind in. Tranquil colour tones together with large windows, flush fitted wardrobes, and considered lighting arrangements give the bedrooms a light and airy ambience.

The houses are networked and future proofed to allow home owners the ability to connect with internet and satellite providers, but also the flexibility to install their own home integration system.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.