



Guide Price: £400,000

A FANTASTIC, RARE OPPORTUNITY IN THE POPULAR KT3

This is an exciting opportunity to purchase a site in the popular KT3 area, and is moments away from Richmond's Isabella Plantation, Rose Theatre in Kingston, Mystery Cube in Wimbledon and the Wimbledon Lawn Tennis Museum.

Raynes Park is just a stone's throw away from the delights of Wimbledon Common and teeming with excellent sporting facilities like the David Lloyd Raynes Park, benefitting from the proximity.

Coombe Lane was voted London's best performing high street in 2012 – serviced by a post office, banks and independent shops as well as a handful of well selected chain stores. There's a strong feeling of community spirit here embodied by the active Raynes Park and West Barnes Residents' Association, set up in 1928 to protect the local environment.

This neighbourhood involvement contributes to the exceptionally low levels of crime, which combined with good schools and attractive properties, attracting families and young professionals looking for a taste of life on the edge of the city.

These sites are serviced by a number of popular shops and amenities, and is in the area for some of the top performing schools in the Merton Borough including:

- Sacred Heart Catholic Primary School
- Raynes Park High School
- Coombe Boys' School
- Burlington Junior School

Local activities and sports recreation include: David Lloyds, Hockey, Swimming, Football, Golf, Rugby, Squash and Badminton.



Guide Price: £400,000

Some area history...

Located in the London Borough of Merton, surrounded by parks and good transport links, Raynes Park is quickly growing in demand among investors. People continue to increasingly look further afield for new locations, areas like Raynes Park are becoming hotspots for buyers and tenants alike.

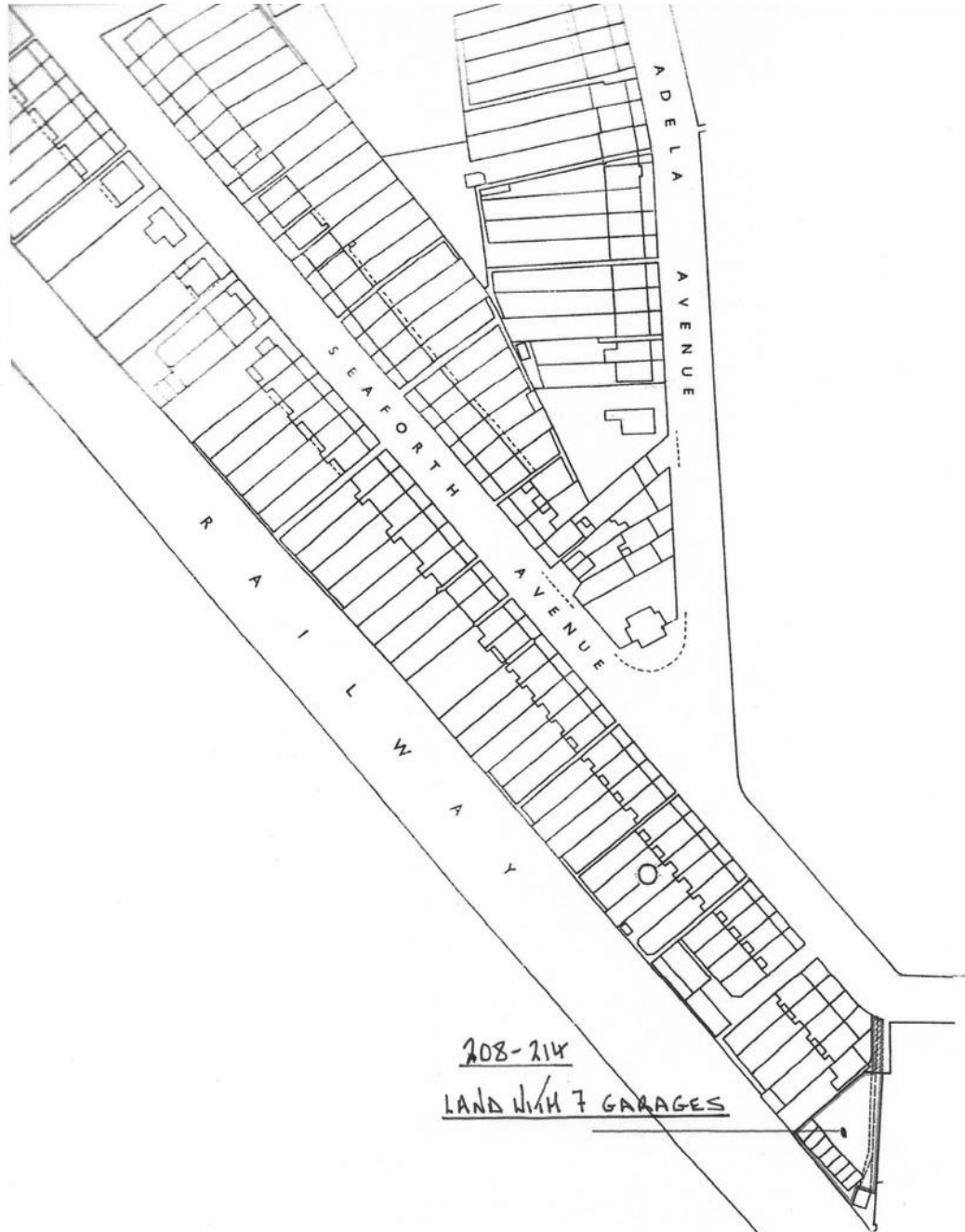
Formed in 1965, the London Borough of Merton is an outer London borough to the south-west of the capital. The borough's five main town centres are Wimbledon (taking in the Village, the Broadway and South Wimbledon), Mitcham, Morden, Raynes Park and Colliers Wood.

Merton is home to the world-famous All England Lawn Tennis Club, where the Wimbledon Championships take place every year bringing an extra 500,000 people into the borough for the tennis extravaganza.

Merton has a rich and varied history, with many heritage providers and visitor attractions. It has 3 scheduled ancient monuments and 20 archaeological priority zones; 4 historic parks and gardens; 315 statutory listed buildings; 28 conservation areas, plus over 3,000 locally listed buildings and structures of local interest.

This plot is situated in an upcoming area, with its neighbours also benefitting such as Kingston Upon Thames' £400,000,000 redevelopment of the town's Eden Walk Shopping Centre. It is just one stop to Wimbledon, three to Clapham Junction and five stops to London Waterloo, providing rail links to just about anywhere.

Situated on the A3, Merton has excellent access to the M25's junction 10 and the Surrey countryside that is ideal.



Rare opportunities...

This fantastic site is currently an admirable corner plot used as land with 7 garages, however the space can hold more than 10 cars. Similar sized corner plots within the area have had two semi-detached properties successfully built.

Heathrow is located approximately 27 miles from Merton with easy access via the A3 and M25. Gatwick Airport can also be reached in under an hour by car.

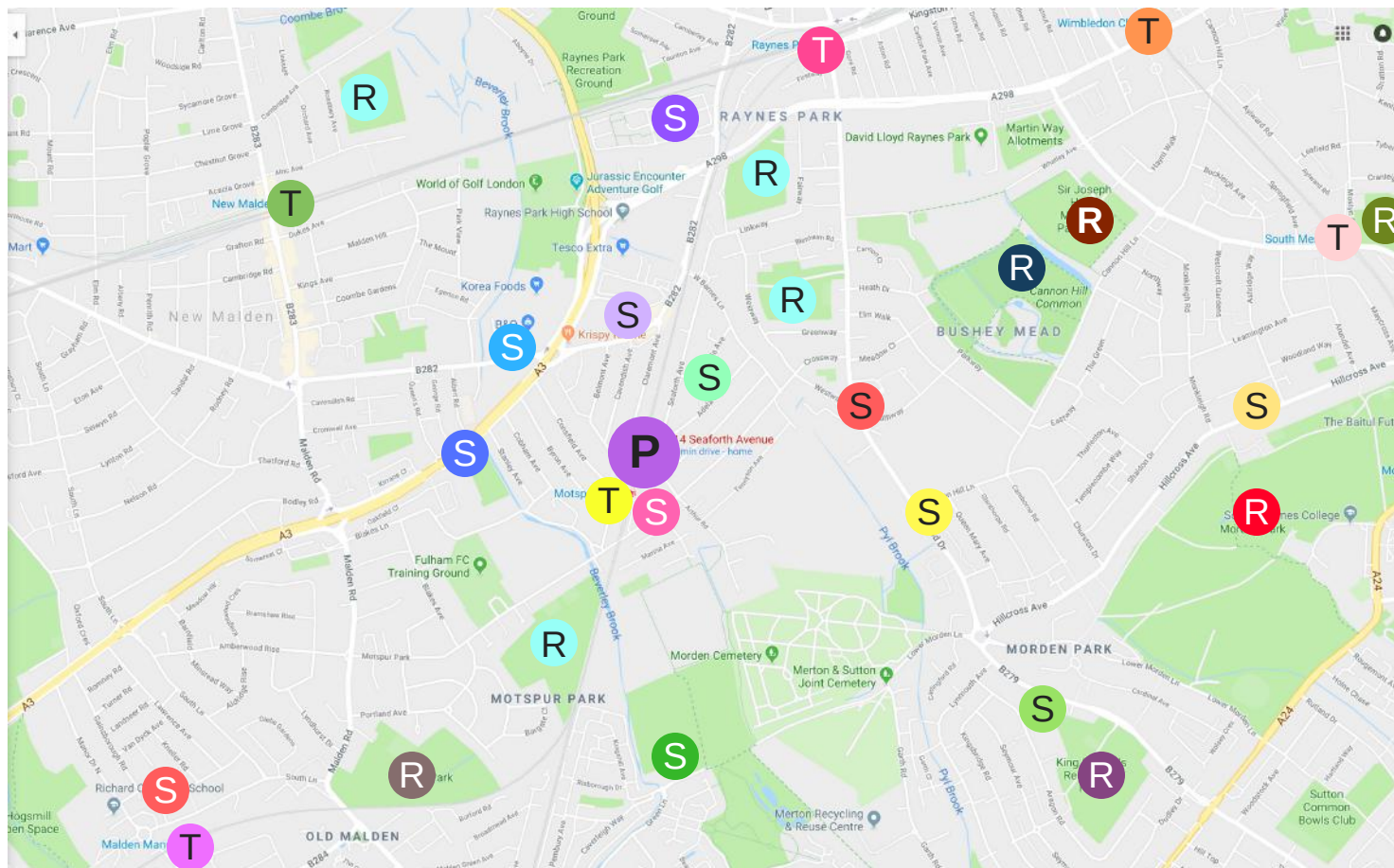
Merton is served by a wide range of National Rail stations across the borough, as well as the London Underground's northern line and district line on the Wimbledon branch.

This fantastic borough is well served by buses, both for local services and further afield to surrounding boroughs and is served by several London Tramlink stops from Wimbledon, that serves Croydon, New Addington, Elmers End and Beckenham.

These sites are situated perfectly for commuters, making this a fantastic placement for a residential or commercial property, as it would be constantly shown off- being only around the corner from the famous Motspur Park station.



Nearby...



Schools (S)

- Blossom House School - ●
- Coombe Boys' School - ●
- Sacred Heart School - ●
- Green Land Primary & Nursery School - ●
- Aragon Primary School - ●
- St John Fisher R C Primary School - ●
- Eveline Day Nursery - ●
- Little Roots Nursery School - ●
- Sacred Heart Catholic Primary School - ●
- Hillcross Primary School - ●
- West Wimbledon Primary School - ●
- Malden Manor Primary & Nursery School - ●

Parks / Recreation (R)

- Manor Park - ●
- King George's Recreation Field - ●
- Cannon Hill Common - ●
- Joseph Hood Recreation Ground - ●
- Mostyn Gardens - ●
- Morden Park - ●
- Other Parks - ●

Transport (T)

- Malden Manor station - ●
- South Merton station - ●
- Motspur Park station - ●
- New Malden station - ●
- Raynes Park Station - ●
- Wimbledon Chase station - ●

Property (P) - ●