

32 WEST BARNES LANE  
RAYNES PARK  
WEST WIMBLEDON





## Welcome to 32 West Barnes Lane

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32 West Barnes Lane is located in Raynes Park which is also locally known as West Wimbledon and is renowned for its commutability. Positioned close to the high street, the development has access to a fantastic range of pubs, restaurants, coffee shops and quality convenience stores.



## General Items

- Decked balconies/terraces to all apartments with private terrace to GF apartment (landscaped garden area to both front and rear), all with external lighting.
- Lift serving all floors.
- Corridors, landings and staircases fitted with carpet throughout with stylish porcelain stone floor to the GF communal area.
- Secure cycle storage.

## Internal Fit-Out

- Solid core 40mm thick hand painted 4 panel shaker doors to each apartment, with chrome ironmongery.
- Real engineered oak plank flooring to living areas and hallways.
- Fitted carpets and acoustic underlay to bedroom areas.
- Underfloor heating to all rooms on individual controls.
- LED downlighters.
- Media plate to living area providing TV / FM aerial, telecom, satellite and power points.
- Sky+ wired to communal satellite dish (purchaser subscription required).
- TV/FM and telecom point to master bedroom.
- Ethernet connection between living room and bedrooms.
- USB charging points to kitchen, living room and master bedroom.
- Video entry door system to each apartment.
- Mains operated smoke and heat detectors.
- Cat 6 data cabling and ethernet connection between living room and bedrooms.

## Energy Efficiency

- Photovoltaic panels providing energy to the communal areas.
- Individual heat recovery and mechanical ventilation system to each apartment.
- NeoStat heating control that can be connected to a NeoHub giving control of the heating a phone or tablet.

- Energy efficient A rated Ideal Logic combination boiler to supplement the energy system.
- Energy efficient double glazing to each apartment with improved acoustic glazing to the railway elevation.

## Bathrooms

- Designer sanitary ware throughout including Vitra Sinks and WCs with soft closing toilet seat.
- Contemporary polished brassware by Vado to showers and basin mixers.
- Porcelain non-slip tiling to bathrooms to floors and wet areas.
- Illuminated LED bathroom mirror with motion sensor, heated demister and inbuilt shaver socket.
- Chrome ladder towel radiator.
- Minimalist glass shower and bath screens (8mm toughened safety glass).
- Free standing bath by Charlotte Edwards in two bedroom apartments.

## Kitchens

- Contemporary Italian style handle-less kitchens with fitted wall and base units featuring stone worktops and matt lacquered soft close hinged doors.
- Bosch multifunctional oven, induction hob, integrated microwave oven.
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher.
- One bedroom apartments with stainless steel cylinder hood.
- Two bedroom apartments with Sklock telescopic built in extractor hood.
- Under cabinet LED lighting.

## Customer Care

- 10 Year Structural Defect Warranty.
- 250 year lease.

## Ground Floor



F1 - 555 sq ft (51.58 sq m)

### Kitchen/Reception Room

23'11 x 12'2

7.30m x 3.70m

### Bedroom 1

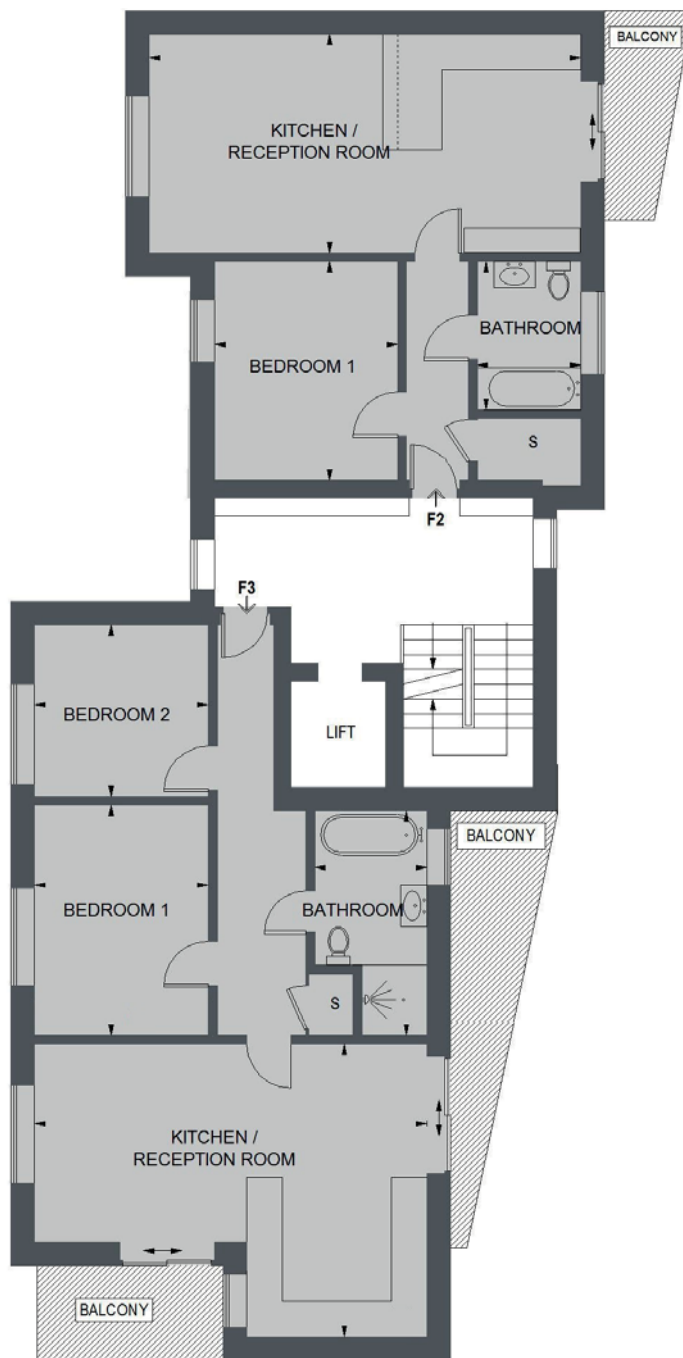
12'1 x 10'2

3.69m x 3.10m

### Bathroom

8'2 x 5'11

2.50m x 1.80m



F2 - 555 sq ft (51.58 sq m)

**Kitchen/Reception Room**

23'11 x 12'2  
7.30m x 3.70m

**Bedroom 1**

12'1 x 10'2  
3.69m x 3.11m

**Bathroom**

8'2 x 5'9  
2.50m x 1.75m

F3 - 719 sq ft (66.83 sq m)

**Bedroom 1**

9'8 x 9'6  
2.95m x 2.89m

**Bedroom 2**

12'9 x 9'8  
3.89m x 2.95m

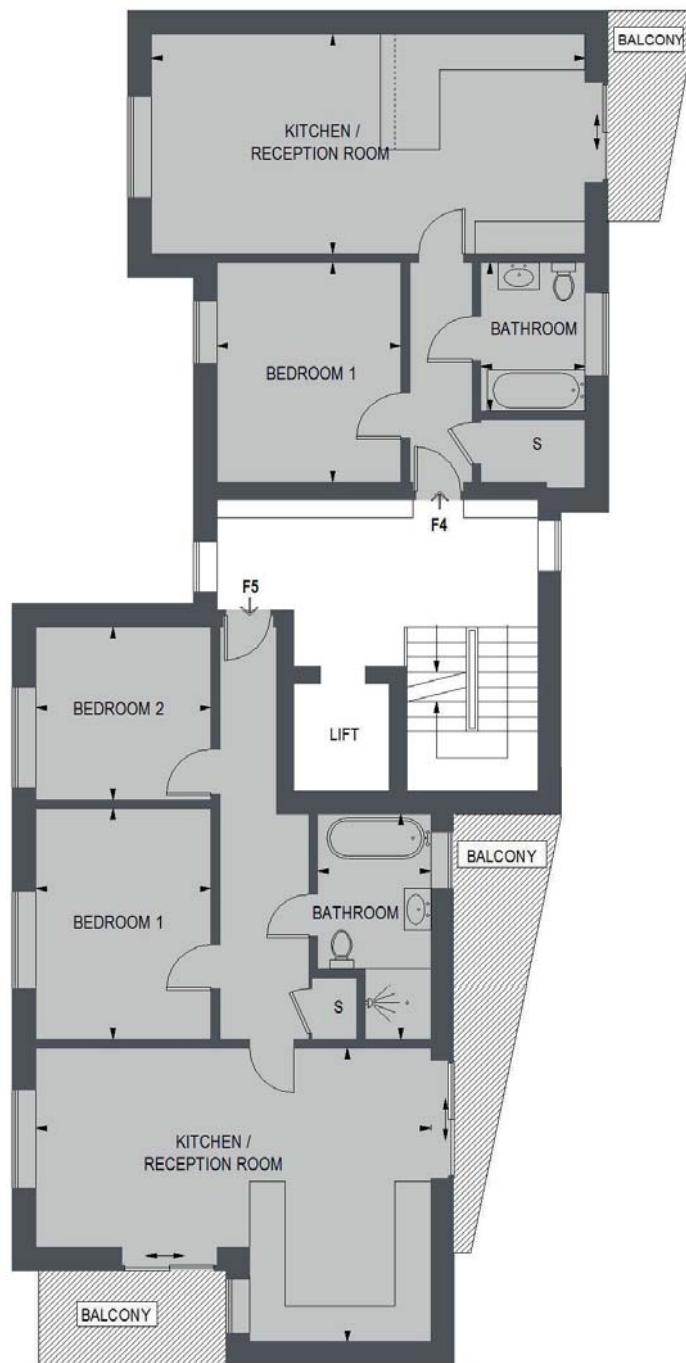
**Kitchen/Reception Room**

21'9 x 16'2  
6.63m x 4.93m

**Bathroom**

12'6 x 6'3  
3.80m x 1.90m

## Second Floor



F4 - 555 sq ft (51.58 sq m)

### Kitchen/Reception Room

23'11 x 12'2

7.30m x 3.70m

### Bedroom 1

12'1 x 10'2

3.69m x 3.10m

### Bathroom

8'2 x 5'9

2.50m x 1.75m

F5 - 719 sq ft (66.83 sq m)

### Bedroom 1

9'8 x 9'6

2.95m x 2.89m

### Bedroom 2

12'9 x 9'8

3.89m x 2.95m

### Kitchen/Reception Room

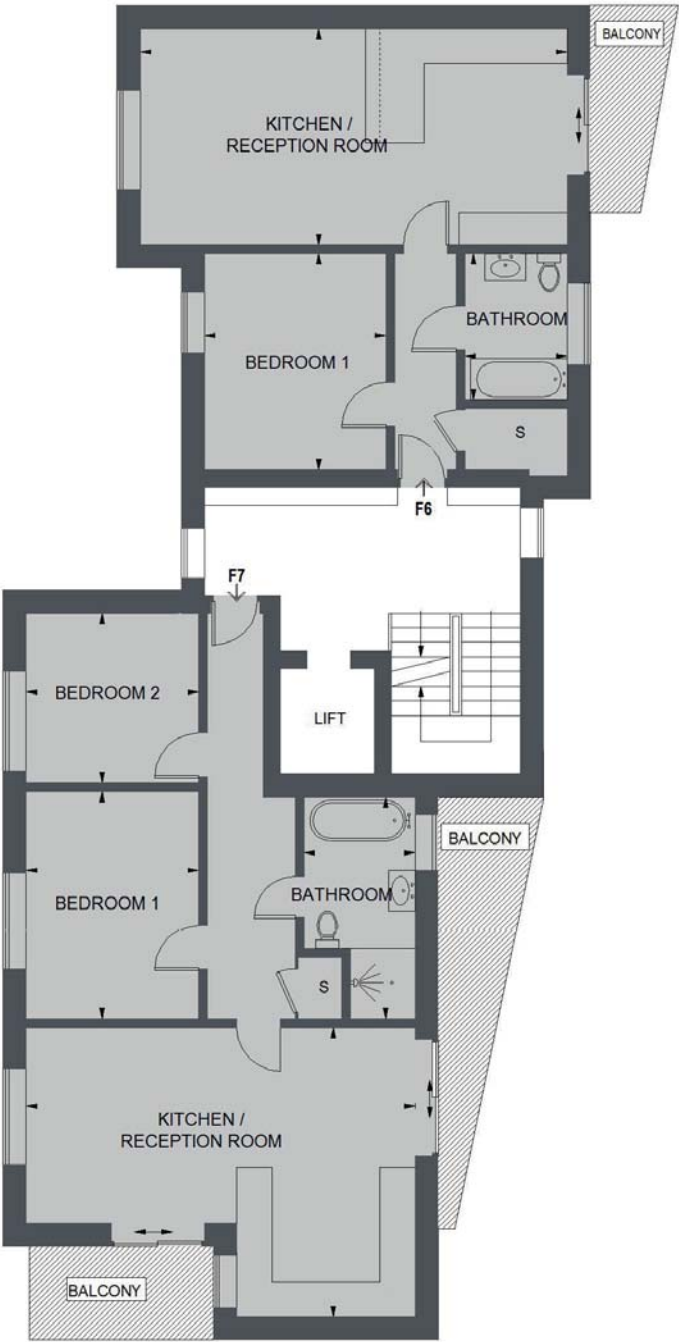
21'9 x 16'2

6.63m x 4.93m

### Bathroom

12'6 x 6'3

3.80m x 1.90m



F6 - 555 sq ft (51.58 sq m)

**Kitchen/Reception Room**

23'11 x 12'2  
7.30m x 3.70m

**Bedroom 1**

12'1 x 10'2  
3.69m x 3.10m

**Bathroom**

8'2 x 5'9  
2.50m x 1.75m

F7 - 719 sq ft (66.83 sq m)

**Bedroom 1**

9'8 x 9'6  
2.95m x 2.89m

**Bedroom 2**

12'9 x 9'8  
3.89m x 2.95m

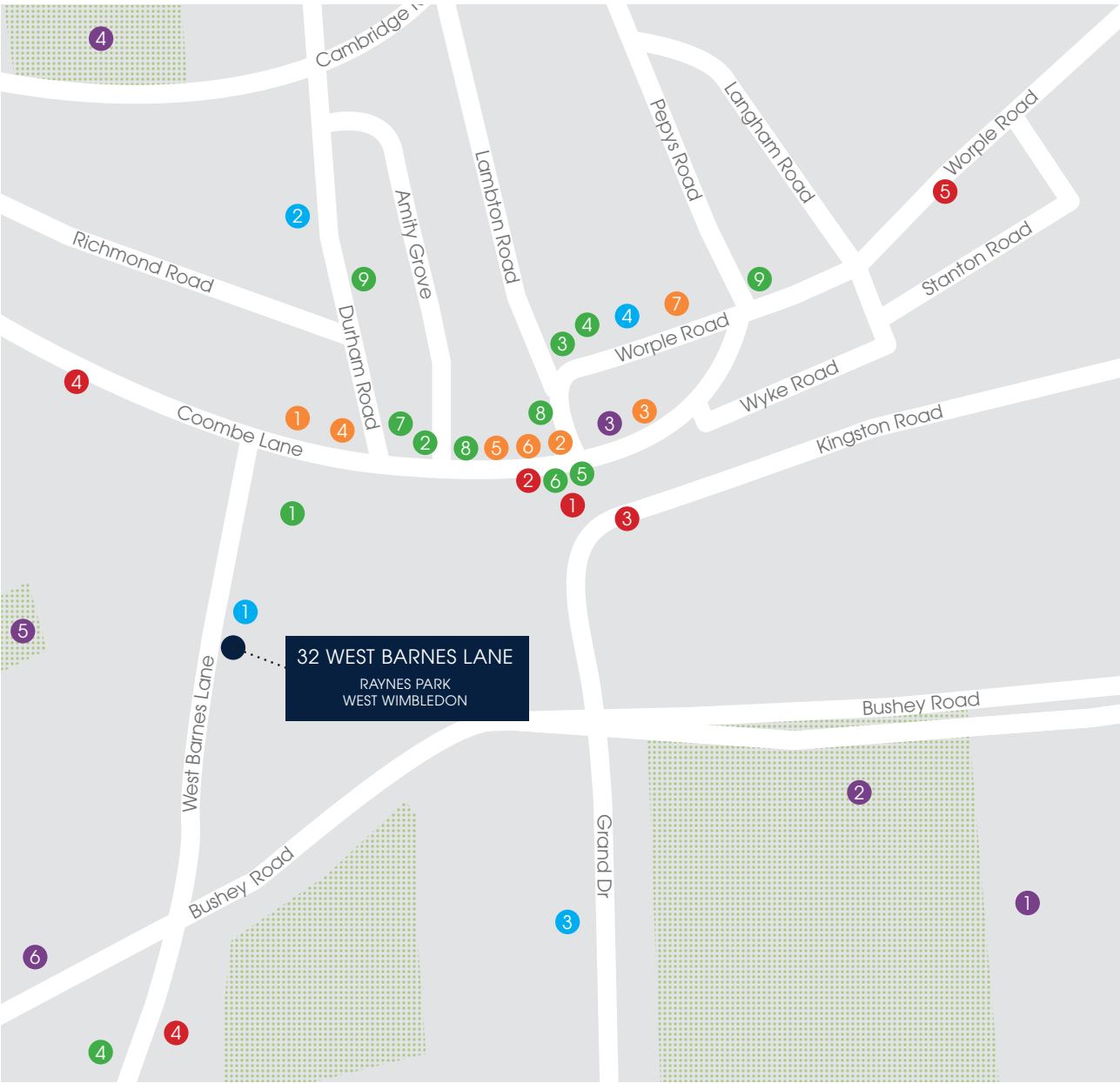
**Kitchen/Reception Room**

21'9 x 16'2  
6.63m x 4.93m

**Bathroom**

12'6 x 6'3  
3.80m x 1.90m

Local area and amenities



## Location Key

### Transport

- ① Raynes Park Station
- ② Buses to Wimbledon  
Kingston  
Wimbledon Village  
Tooting  
Clapham Park  
Mitcham
- ③ Buses to  
New Malden  
Morden  
Ham
- ④ Access to A3
- ⑤ Access to Wimbledon  
and Wimbledon Village

### Eating and Drinking

- ① The Cavern Pub
- ② The Tavern Pub
- ③ Wetherspoons Pub
- ④ Man's Chinese Cuisine
- ⑤ Lime & Thyme
- ⑥ Olive Garden
- ⑦ Sai

### Places of Worship

- ① London Full Gospel Church
- ② St. Matthews Church
- ③ St Saviors Church
- ④ Lantern Methodist Church

### High Street Essentials

- ① Waitrose
- ② Co-Op
- ③ Sainsbury's
- ④ Tesco Extra
- ⑤ Costa Coffee
- ⑥ Starbucks
- ⑦ Post Office
- ⑧ Health Centre and Chemist
- ⑨ Dentist

### Recreation and Fitness

- ① David Lloyd
- ② Prince Georges Playing Fields
- ③ Fitness First (24hrs)
- ④ Cottenham Park
- ⑤ Raynes Park Recreation Grounds
- ⑤ Raynes Park Lawn & Tennis Club
- ⑥ World of Golf Driving Range

### The Development

- 32 West Barnes Lane



## Transport

With trains every five minutes into Waterloo at rush hour and a journey time of just 23 minutes, you can see why Raynes Park has quickly grown in popularity with commuters. Trains also stop at key stations such as Clapham Junction and Vauxhall. The station offers regular routes out of London to Shepperton, Richmond and Epsom via popular stations such as Kingston and Surbiton. Alternative London routes are available from Wimbledon and Morden via the District and Northern Line respectively and both are easy to get to from Raynes Park.

Raynes Park is similarly well connected for buses and major roads. There are seven bus routes available in close proximity to the station connecting Wimbledon, Kingston, Tooting, New Malden and Morden. The A3, which is three minutes away, connects Raynes Park to London Bridge via Clapham. Heading out of town, it connects to Portsmouth via the M25 and Guildford.

## Amenities

Reflecting on the sheer volume of commuting options into and out of Raynes Park there is a great collection of coffee shops such as Costa, Nero and Starbucks as well as convenience stores such as Waitrose, Co-Op and Sainsbury's to ensure you are never short of your morning coffee on the way to work or the quick shop on the way home. There is also a Tesco Extra nearby for your weekly shop. The high street contains all the expected essentials such as a post office, chemists, dentists and GP.

## Parks and Green Spaces

Raynes Park boasts one of the largest proportions of green open space in South West London and has a number of parks and recreation grounds within easy reach. As well as the numerous local parks some of the most famous green spaces in England are close by; Richmond Park and Wimbledon Common.

## Leisure and Fitness

Complementing the abundance of open space 32 West Barnes Lane is nearby to some fantastic leisure facilities such as the original David Lloyd, Fitness First offering 24 hr training, New Malden golf clubs and separate driving range, two amateur rugby clubs and a 7-a-side football club. Naturally being very close to Wimbledon there is a huge range of tennis clubs to choose from.

## Dining and Drinking

Raynes Park has a great range of small boutique restaurants and pubs to choose from. For a wider choice, Wimbledon Village and Wimbledon are both easy to get to and between them offer an array of recognised eateries as well as a large number of independent restaurants, from gastro pubs and steak houses to fish specialists and French cuisine.

Kingston town centre is also an easy train or bus journey away and offers fantastic shopping and entertainment options as well as a number of riverside attractions.



### Help to Buy Available

The Help to Buy scheme is an equity loan provided by the Government. They lend you up to 40% of the cost of your new build home, so you will need a minimum 5% deposit and a 55% mortgage to make up the rest.

For this scheme you must have a mortgage, which will be a first charge, as the equity loan can only be a second charge. The equity loan is for a maximum of 25 years or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two.

You will not be charged any interest on the 40% loan for the first five years of owning your home. However a management fee of £1 a month will be applicable from the date of purchase. From year six, a fee of 1.75% is payable on the equity loan, which rises annually by RPI (Retail Price Index) inflation plus 1%.

Please call us for more information.

Price on application



New Homes  
020 8614 1222  
westbarneslane@dexters.co.uk

[dexters.co.uk](https://www.dexters.co.uk)



