



# A superb brand new four bedroom home, set within a secure and secluded gated development

**Samara Place, London, SW20**

£3,900 pcm plus fees apply, Unfurnished  
Available from 05.07.2021





- New build
- End of terrace
- West facing garden
- High quality finish throughout
- Four double bedrooms
- Three bathrooms
- Study

#### About this property

This contemporary four bedroom family house is part of an exclusive development built to a high specification, offering well balanced living space across four floors.

The property opens into a spacious entrance hall on the ground floor. To the rear is a generous reception room which opens to a beautifully landscaped west facing garden. To the front is a study/home office and a guest cloakroom.

The lower ground floor comprises a wonderful contemporary kitchen, with fully integrated appliances and stone work surfaces. It opens into a large dining/family room with bi folding doors to an enclosed private terrace with stairs up to the rear garden.

Upstairs on the first floor are two double bedrooms with luxurious en suite bath/shower rooms with built in storage space. On the top floor are a further two double bedrooms and a contemporary family bathroom.

#### Applicant Note

Photos are for identical neighboring house in the same development

#### Local Information

Samara Place is located off Grand Drive and is approximately 320m from Raynes Park Station (London Waterloo 19 mins) and all the local amenities at Raynes Park including supermarkets, cafes, restaurants and a GP medical centre.

Raynes Park is conveniently located close to Wimbledon and Kingston Town Centres with their excellent shopping facilities.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Richmond Park, provides a picturesque setting for picnics, horse riding, jogging or just leisurely walks.

#### Furnishing

Unfurnished

#### Local Authority

Merton  
Council Tax Band = F

#### Energy Performance

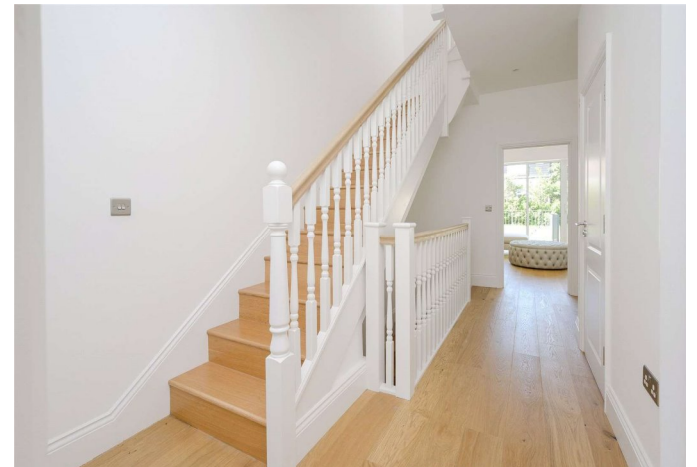
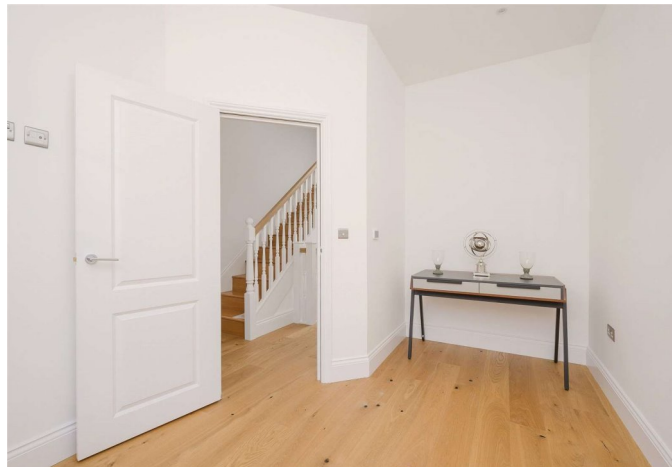
EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Lettings Office. Telephone: +44 (0) 20 8971 8100.

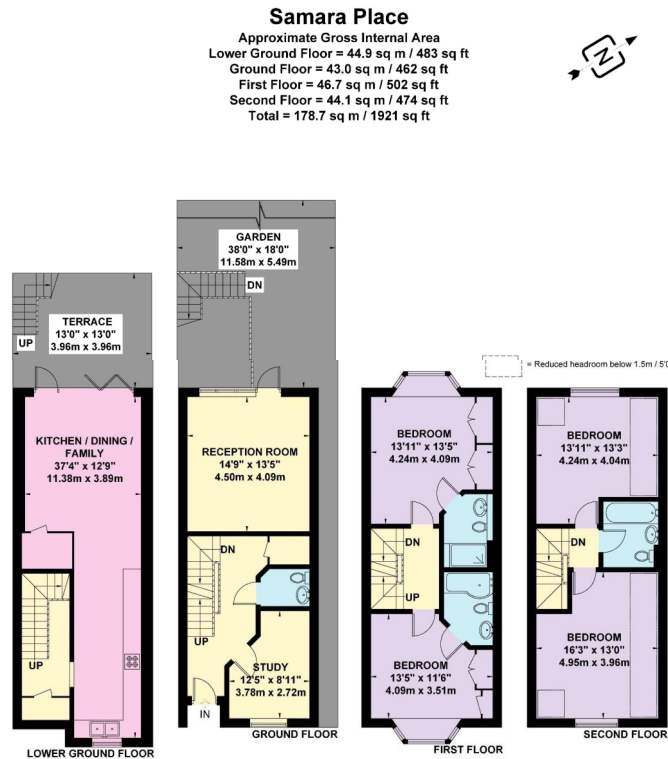






Samara Place, London, SW20  
Gross Internal Area 1921 sq ft, 178.7 m²

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Viewmedia @ 2021

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210705RBGN

