

TO LET



samuel estates
Lettings & Sales

Kingston Road, Raynes Park, SW20

£2,000.00 PCM

 2

 2


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

This generously sized split-level flat on Kingston Road, Raynes Park, SW20, is finished to a high standard. It features a separate modern kitchen, a stunning reception room, two spacious double bedrooms, a modern bathroom, and an en-suite.

Conveniently located just a short walk from Raynes Park Overground Station, the property offers excellent access to Wimbledon, London Waterloo, and Clapham Junction. The A3 is also nearby, providing easy access to both London and Surrey.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

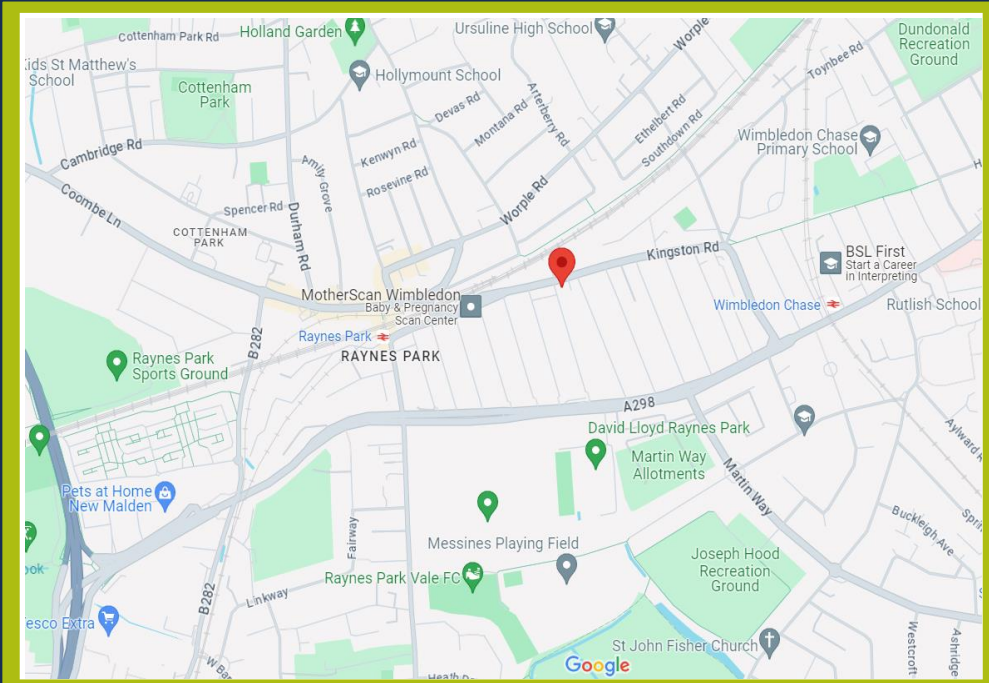
Date Available – 29/05/2024

Holding deposit amount – £461.00

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Standard, Superfast,
Ultrafast



Mobile Signal

Coverage



Flood Risk

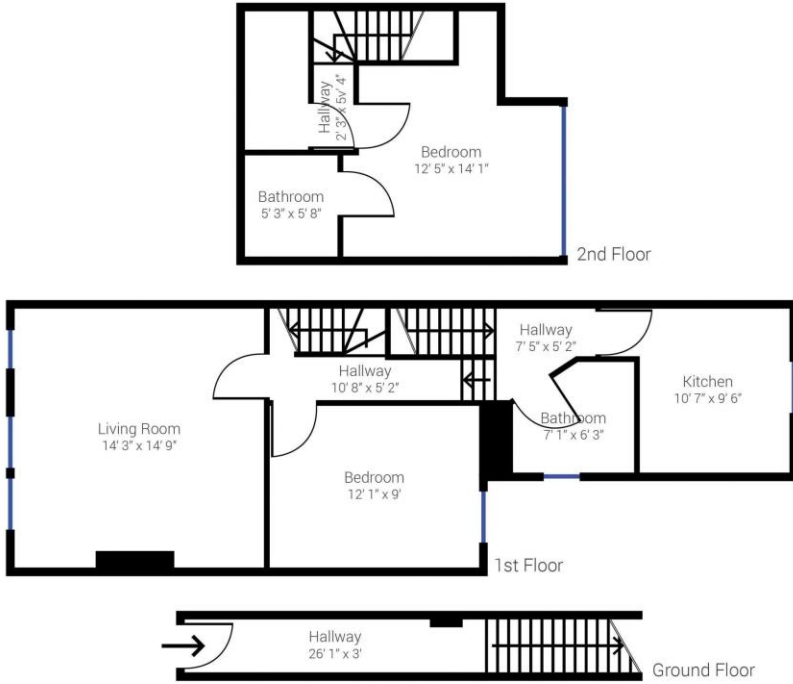
Has the property been flooded in the past five years: NO

Level of Risk: Low Risk



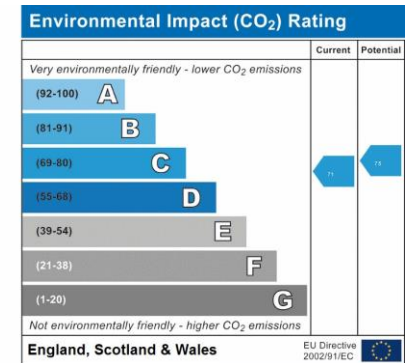
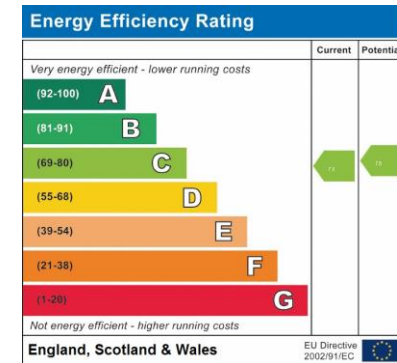
**Proposed Development
in Immediate Locality?**

None



Address: Kingston Road, SW20
 Approximate net internal area: 793.3 ft² / 73.7 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Balham
 45 Bedford Hill,
 London, SW12 9EY
 ☎ 020 8673 4666

Colliers Wood & Wimbledon
 30 Watermill Way,
 London, SW19 2RT
 ☎ 020 8090 9000

Streatham
 432/434 Streatham High Road
 London, SW16 3PX
 ☎ 020 8679 9889

