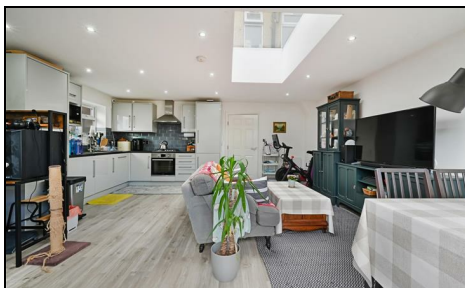


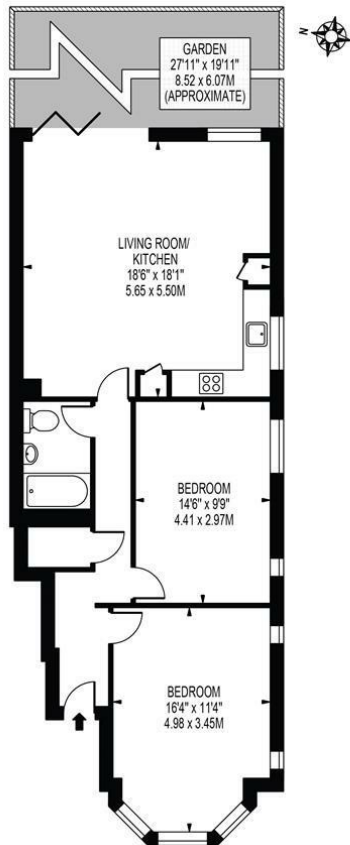
Grand Drive Raynes Park, SW20 0JT

£2,250 PCM



MODERN GROUND FLOOR TWO DOUBLE BEDROOM conversion with PRIVATE GARDEN and OFF STREET PARKING for one car. Located just a few minutes walk to Raynes Park station and amenities including Waitrose and various independent restaurants. With good size rooms, the property features a modern open plan kitchen/reception with integrated appliances including DISHWASHER, and doors to a private garden with lawn and side access. Two double bedrooms and fully tiled bathroom. Wood laminate flooring throughout. EPC band C. Council tax band D.

GRAND DRIVE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 810 SQ FT - 75.22 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two double bedrooms
- Modern kitchen
- Off street parking
- Private garden
- Wood laminate flooring
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

