

Kingston Road Raynes Park, SW20 8JP

£1,700 PCM



Well presented GROUND FLOOR ONE BEDROOM maisonette with SMALL PRIVATE GARDEN, located within 10 minutes walk of Raynes Park Station, and 5 minutes to Wimbledon Chase Station. The property comprises a generously sized lounge, a large double bedroom and features a modern kitchen/reception room and NEW BATHROOM, gas central heating, double glazing, and good storage.

EPC band C.
Council Tax Band D.

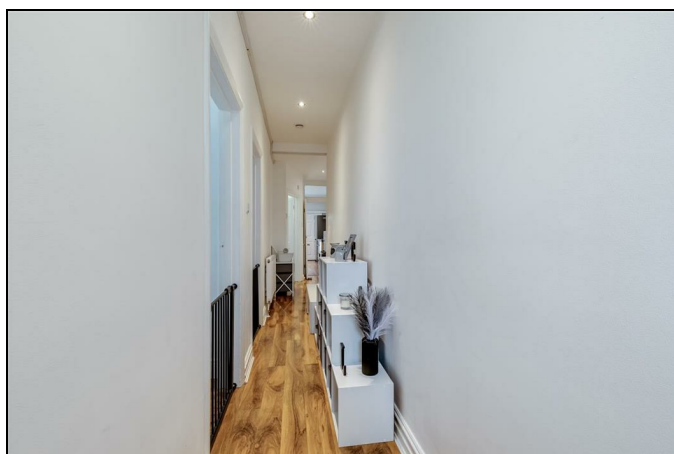
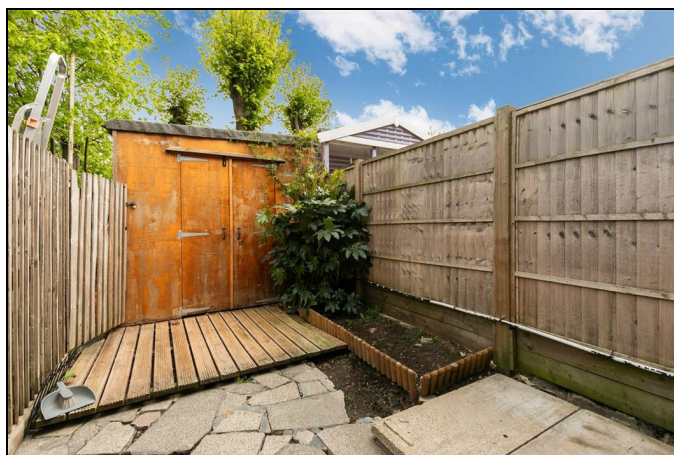
KINGSTON ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 625 SQ FT - 58.06 SQ M
 (EXCLUDING SHED)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 67 SQ FT - 6.27 SQ M



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.

- Very Well Presented
- Ground Floor
- One Bedroom Maisonette
- Private Garden
- One Weeks Holding Deposit Required
- One months rent in advance
- Five Weeks Deposit
- No Admin Fees
- EPC 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	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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**

