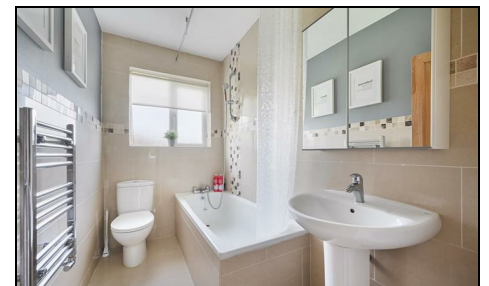


West Barnes Lane Raynes Park, SW20 0BE

£1,750 PCM



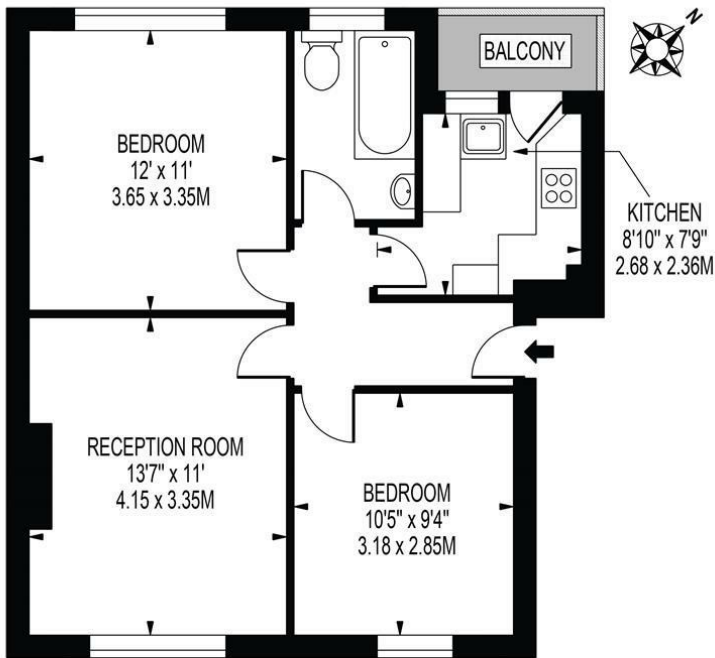
Beautiful TWO DOUBLE BEDROOM purpose built flat with BALCONY and COMMUNAL GARDEN. Located in a great central location, 0.3 miles from Raynes Park station, opposite Waitrose and close to all the amenities of the High Street including some lovely independent restaurants. Benefits include a modern kitchen and bathroom, and loft use for storage.

EPC band D. Council tax band C.

** Pets considered **

CRANLEIGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 557 SQ FT - 51.71 SQ M



FIRST 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 and bathroom
- Balcony and communal garden
- Close to Raynes Park train station
- Loft storage available
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(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

