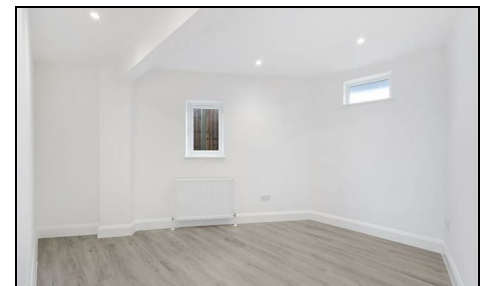
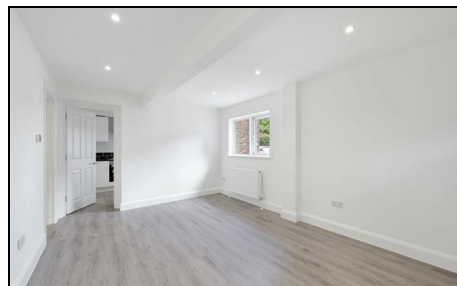


Cannon Hill Lane Raynes Park, SW20 9BY

£1,350 PCM

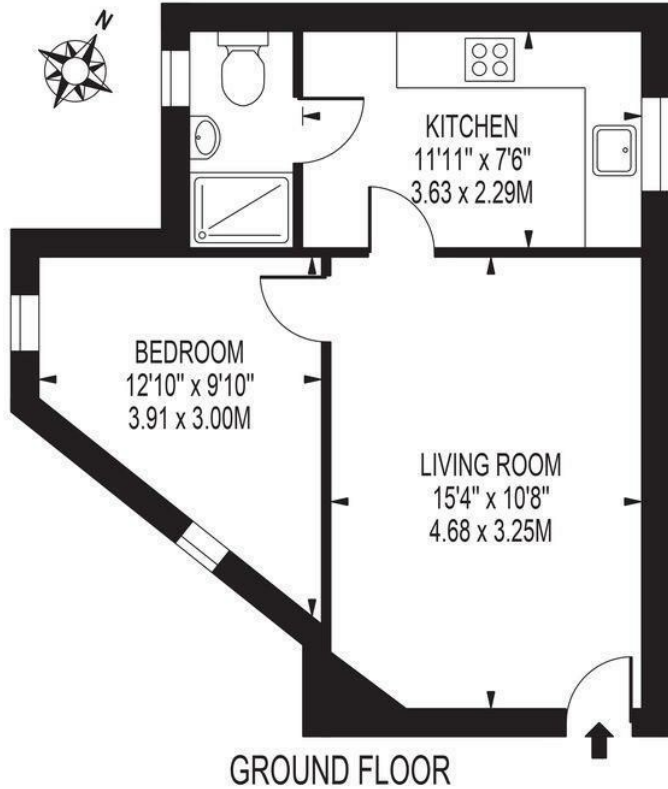


BRAND NEW ground floor one bedroom with OFF STREET PARKING for up to two cars, located within a mile of both Morden tube and Raynes Park train station. The property has been refurbished throughout and features a modern kitchen and shower room, double glazing and gas central heating. EPC band C.

£200 per month to be paid to the Landlord direct to cover the council tax, gas and water bills. Please note BT is not available at the property but Virgin and Community Fibre are available in the area.

CANNON HILL LANE

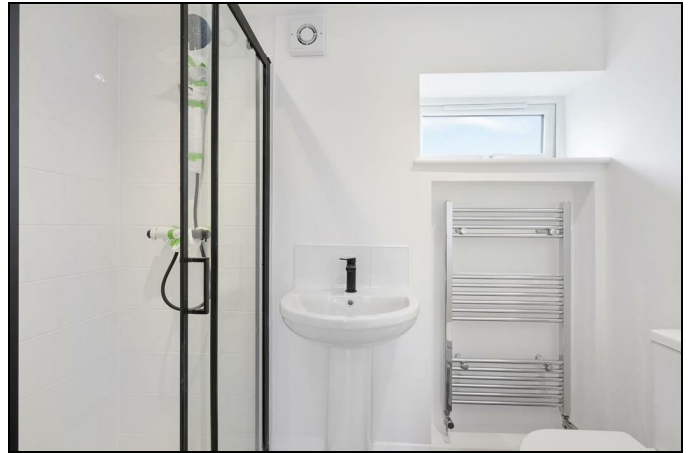
APPROXIMATE GROSS INTERNAL FLOOR AREA: 386 SQ FT - 35.86 SQ M



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.

- Newly refurbished throughout
- Ground floor one bedroom
- Off street parking
- Gas central heating
- Double glazing
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- £200 pm on top of rent for gas, water and council tax



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	77	
(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**

