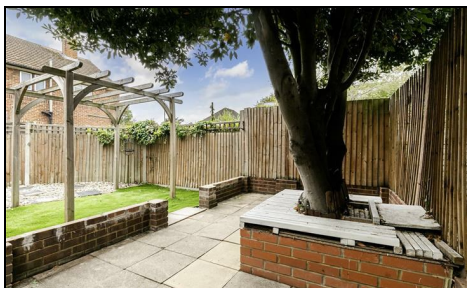


Chestnut Road Raynes Park, SW20 8ED

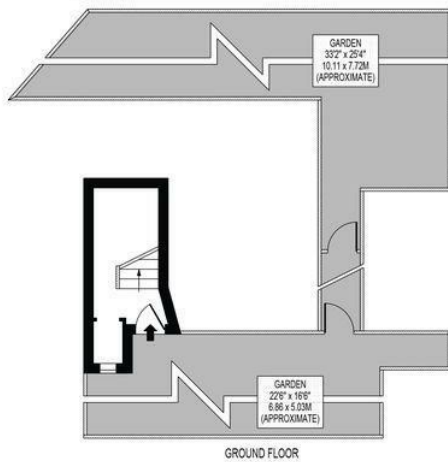
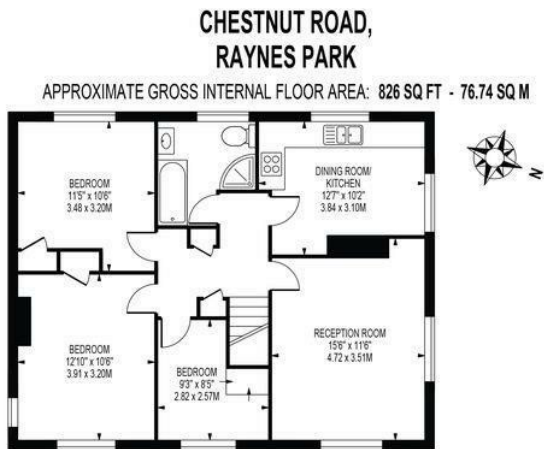
£2,500



BEAUTIFULLY PRESENTED, SPACIOUS three bedroom first floor maisonette with PRIVATE GARDEN. Located 0.6 miles from Raynes Park station, and just 0.3 miles to Wimbledon Chase station (Thames Link line) with local shops and amenities, and just a few minutes from David Lloyd gym.

The property has been newly decorated and features a good size eat in kitchen with DISHWASHER, separate reception room, modern bathroom with separate SHOWER CUBICLE, two double bedroom with built in wardrobes, and one single. Private low maintenance garden perfect for a BBQ accessed from the side of the building.

EPC band D. Council tax band C.



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.



- First floor maisonette
- Private low maintenance garden
- 0.6 miles to Raynes Park station
- Beautifully presented throughout
- Modern four piece bathroom with shower cubicle
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	
EU Directive 2002/91/EC		