

**Bushey Road
Raynes Park, SW20 8DG**

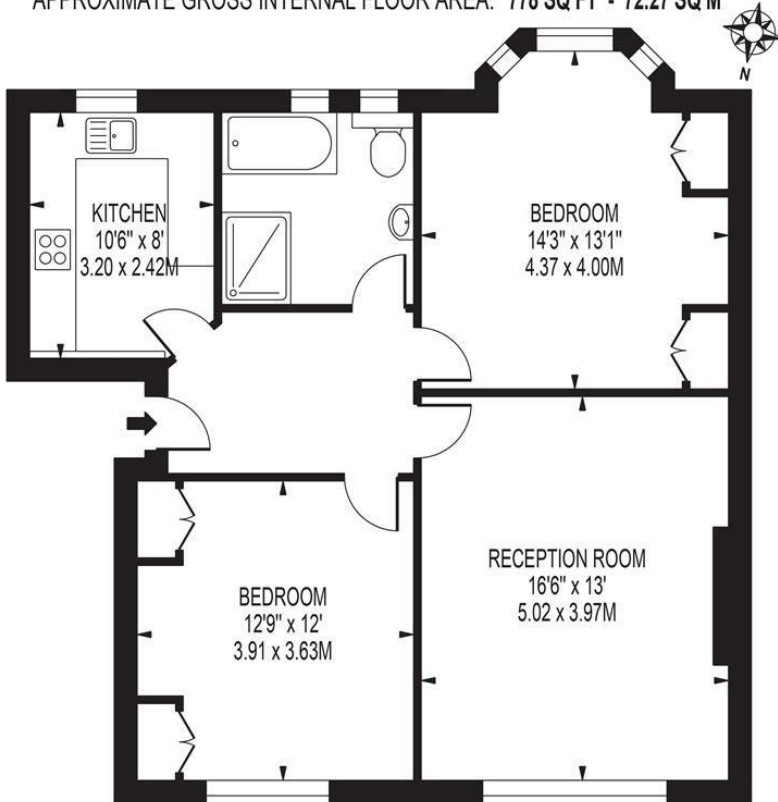
Offers Over £400,000 Leasehold



This beautifully presented 778 sq ft, two double bedroom, 1st floor apartment is set within a well regarded Art Deco Development close to both Raynes Park and Wimbledon Chase. This is an ideal first/second time purchase or buy to let investment. There are two superb sized double bedrooms, a modern kitchen and bathroom and a spacious reception room. Communal Gardens and Residents Parking. No Onward Chain.

MERTON MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 778 SQ FT - 72.27 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 Bedroom
- 1st Floor Art Deco Apartment
- Views Over The Allotments
- Modern Kitchen & Bathroom
- No Onward Chain
- Remaining Lease - 133 Years
- Ground Rent - TBC
- Service Charge - TBC
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Possible
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		74	82
		EU Directive 2002/91/EC	

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

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