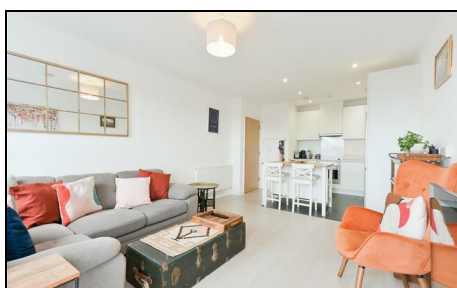


**West Barnes Lane  
West Wimbledon, SW20 0BN**

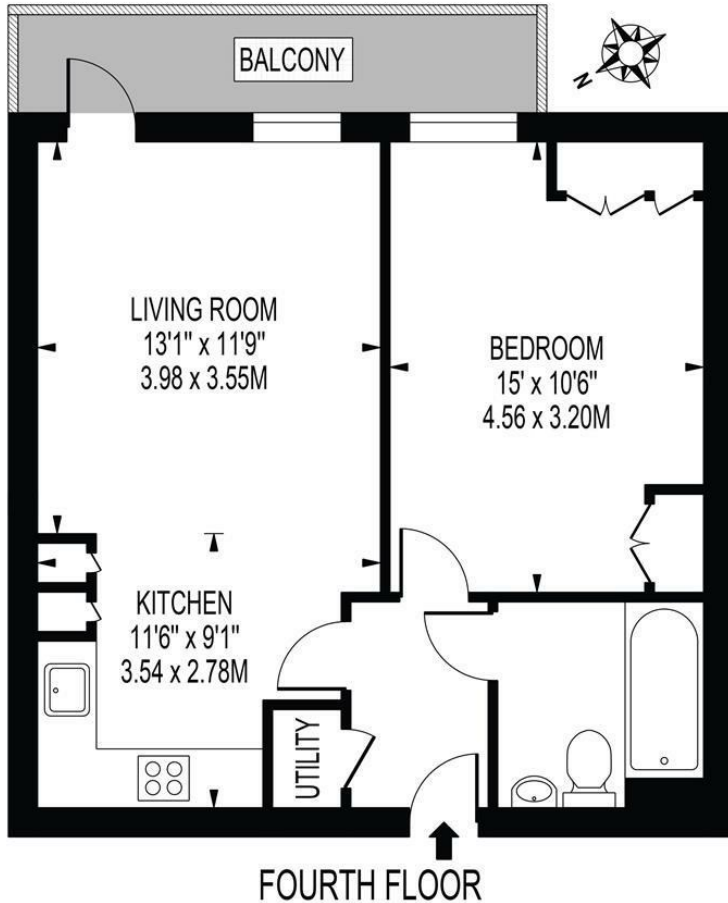
**Offers Over £325,000 Leasehold**



**This superb one double bedroom fourth floor apartment with South facing balcony and access to the communal roof terrace is perfectly located for Raynes Park High Street and Station. An excellent first time purchase or buy to let investment with spacious open plan kitchen/reception room, good sized bedroom and modern bathroom. Offered with no onward chain.**

## DOWDING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.24 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.

- One Bedroom Apartment
- Forth Floor with Lift Access
- South Facing Balcony
- Communal Roof Terrace
- No Onward Chain
- Close to Raynes Park Station
- Remaining Lease - 985 Years
- Service Charge - £3320p.a.
- 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)	79	79
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		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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