

**Kingston Road  
Raynes Park, SW20 8LL**

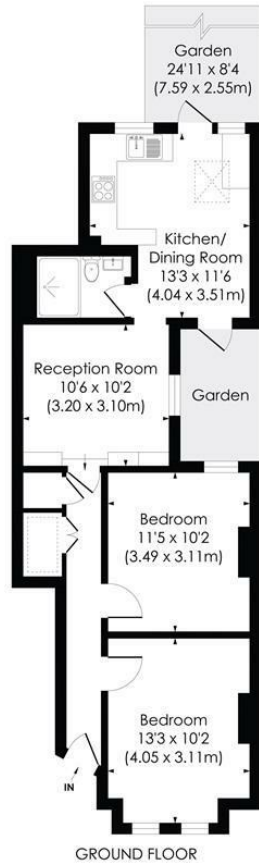
**Offers Over £475,000 Leasehold**



**Extended 125 Year Lease - This gorgeous 622sqft TWO DOUBLE BEDROOM, Edwardian ground floor conversion has a lovely West facing garden and is perfectly located for both Raynes Park and Wimbledon Chase. This is a great first/second time purchase that has been beautifully presented throughout. The is also a superb kitchen/dining room, separate reception room, modern bathroom and additional lightwell patio.**

**KINGSTON ROAD, SW20**

Approx. Gross Internal Floor Area  
**622 Sq. ft/57.81 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedroom - 622 SQFT
- Edwardian Conversion Flat
- Private West Facing Garden
- Beautiful Kitchen/Dining Room
- Close to Raynes Park Station
- Close To Wimbledon Chase Station
- Modern Bathroom
- Leasehold - 125 Years
- Energy Performance Certificate - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
<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		72	77
		EU Directive 2002/91/EC	

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