

**142 Grand Drive  
Raynes Park, SW20 9EA**

**£1,450 PCM**

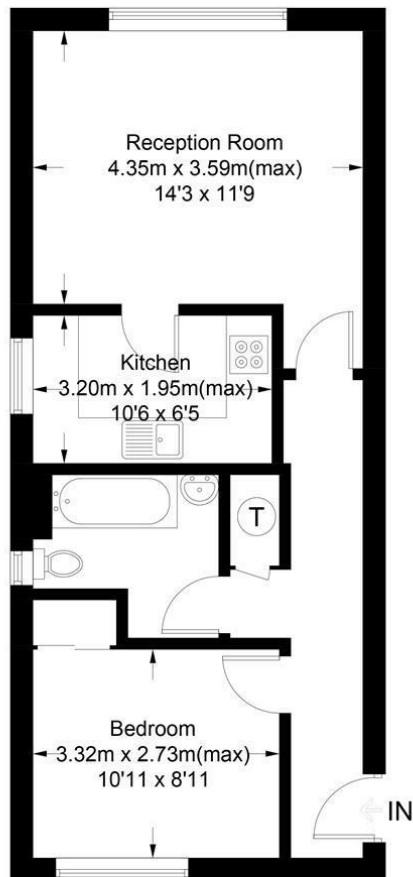


**SPACIOUS FIRST FLOOR ONE BEDROOM** purpose built flat with **OFF STREET PARKING**, conveniently located within approx 10 minutes walk of **RAYNES PARK STATION** and close to Cannon Hill Common. Comprising lounge opening to a fully fitted kitchen with appliances, double bedroom with fitted wardrobes, and bathroom, wood laminate flooring throughout, one off street parking space and communal garden.

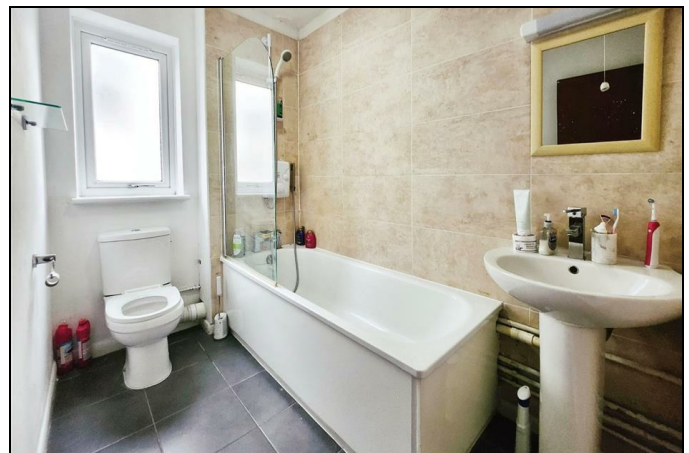
EPC rating E. Council Tax Band C.

## Paddock Court, SW20

Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Purpose Built First Floor Flat
- One Double Bedroom
- Approximately 10 Minutes Walk to Raynes Park Station
- Off Street Parking
- Spacious Rooms - 511 sq ft
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band E
- 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	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			76



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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