

Polesden Gardens Raynes Park, SW20 0UW

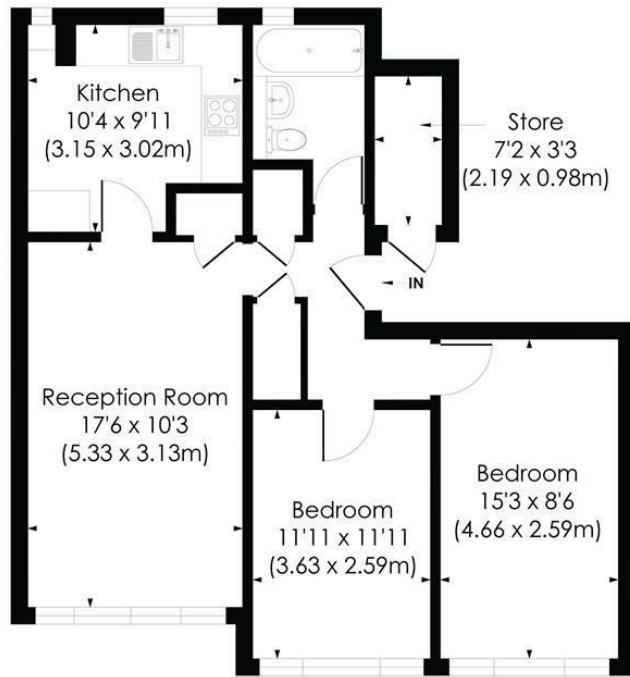
£325,000 Leasehold



This spacious and well presented 678 sqft TWO DOUBLE BEDROOM, first floor apartment has an extended lease and is ideally located for Raynes Park Station (0.4 miles) and High Street (0.3 miles). An excellent first/second time purchase or buy to let investment. There is a spacious reception room with bright South facing outlook, a modern fitted kitchen, neutrally decorated bathroom, two large storage cupboards and two good sized double bedrooms. There is also gas central heating, double glazing and residents parking.

POLESDEN GARDENS, SW20

Approx. Gross Internal Floor Area
673 Sq. ft./62.51 Sq. m (Incl. Store)
650 Sq. ft./60.36 Sq. m (Excl. Store)



FIRST FLOOR

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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.

- 678 Sq.Ft. - Two Double Bedroom
- First Floor Apartment
- 0.4 Miles to Raynes Park Station and High Street
- Extended Lease - 177 Years
- Spacious and Bright Reception Room
- Modern Kitchen and Bathroom
- Residents Parking - Double Glazing - Gas Central Heating
- Low Service Charges
- EPC - 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		76	80
		EU Directive 2002/91/EC	

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