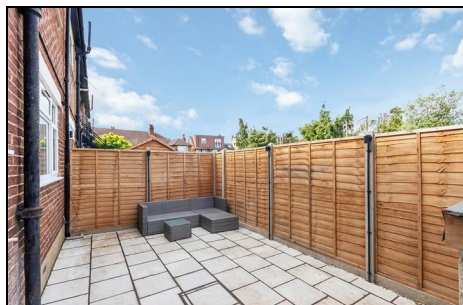


**West Barnes Lane  
West Wimbledon, SW20 0BE**

**Offers In Excess Of £450,000 Leasehold**



**This spacious and centrally located TWO DOUBLE BEDROOM, ground floor apartment has a its own private West facing Garden and has been beautifully presented through out. There is a newly fitted kitchen and shower room, long lease and a spacious reception room. 0.2 Miles to Raynes Park High Street and Station.**



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

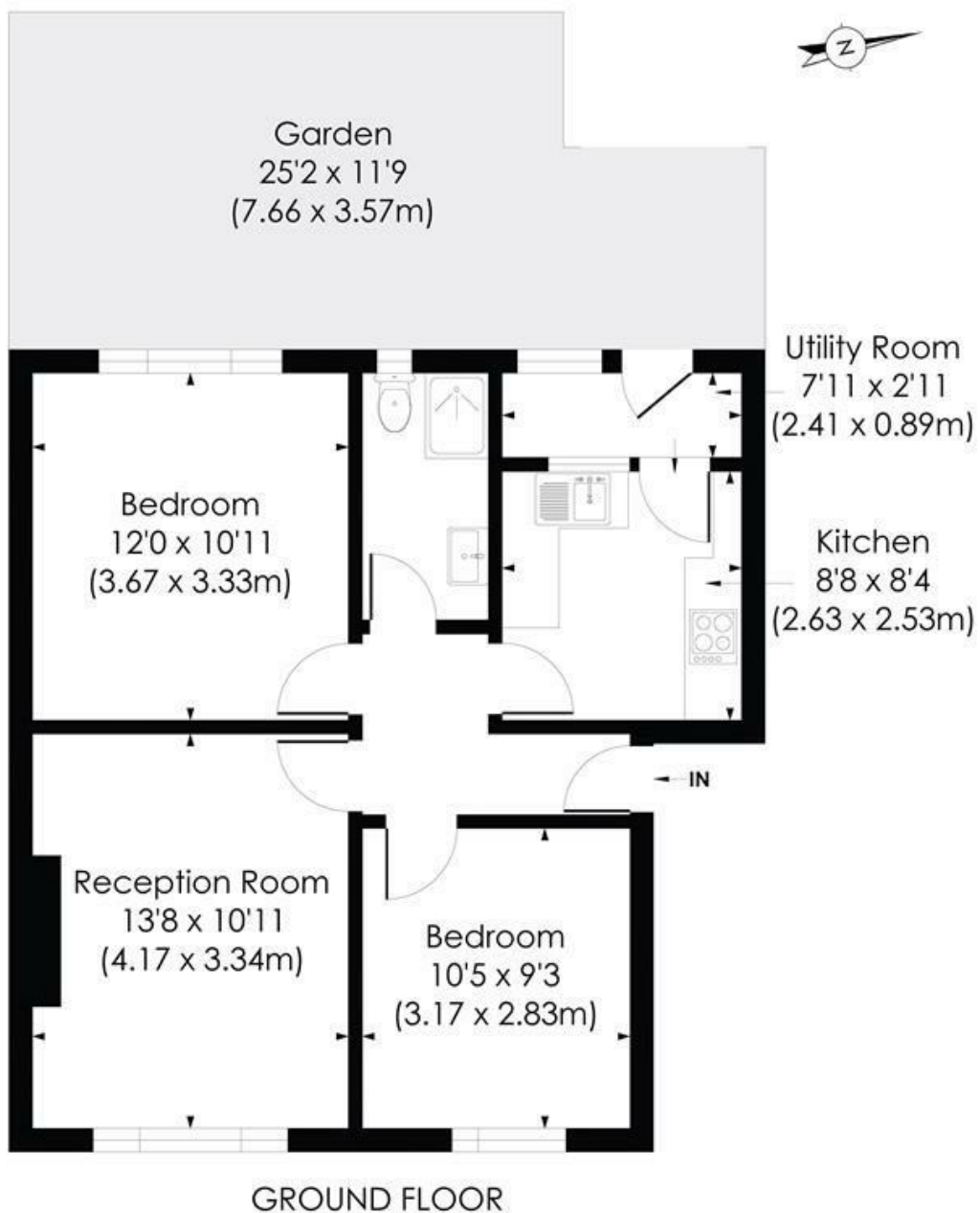
**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**



## WEST BARNES LANE, SW20

Approx. Gross Internal Floor Area

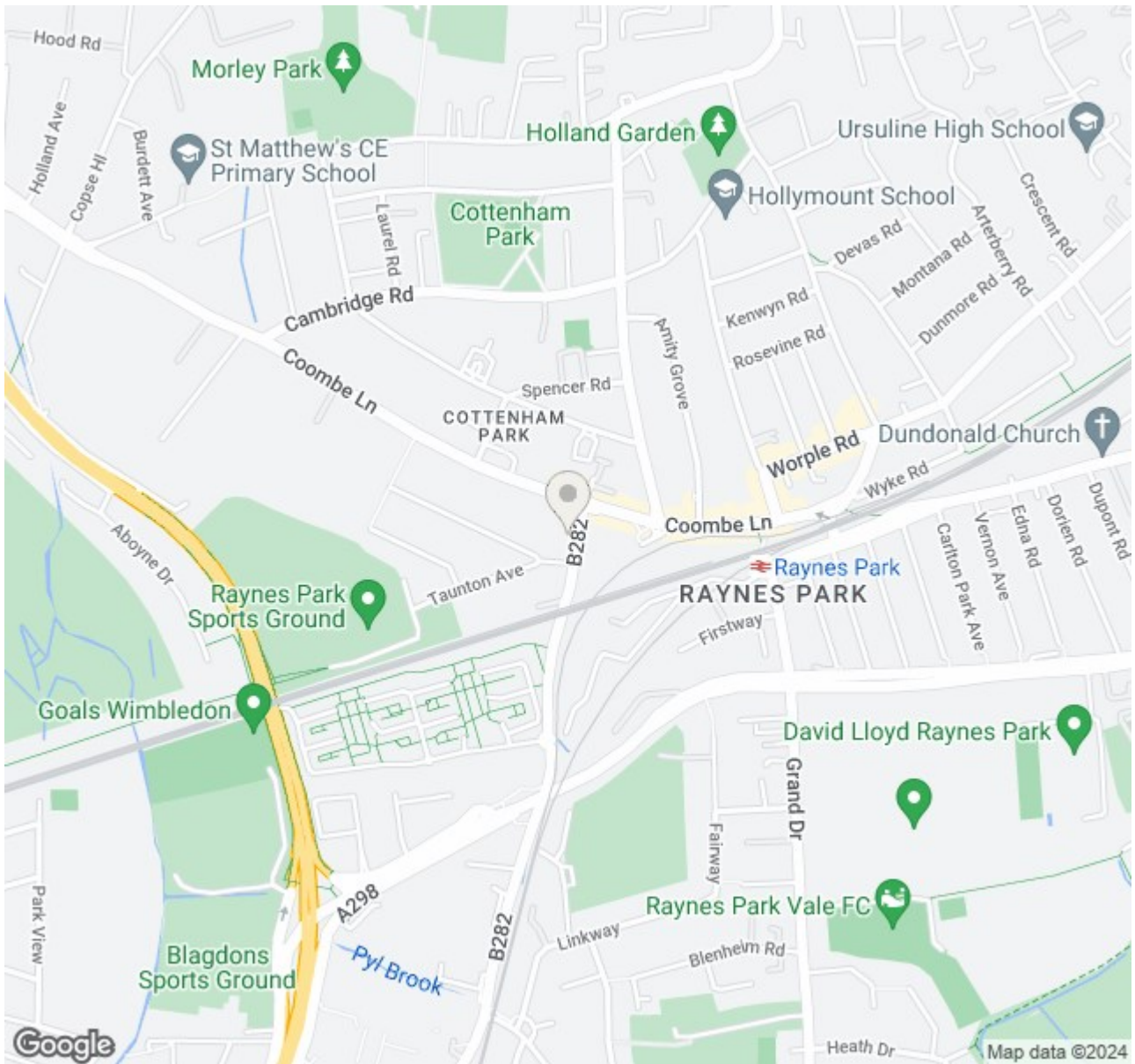
**590 Sq. ft/54.82 Sq. m**




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PROPERTY MARKETING

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
- Ground Floor Apartment
- Private West Facing Garden
- Extended Lease
- Newly Fitted Kitchen and Bathroom
- 0.2 Miles to Raynes Park Station
- Excellent First/Second Time Purchase or Downsize Move
- Spacious Reception Room
- EPC - TBC
- Council Tax Band - TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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