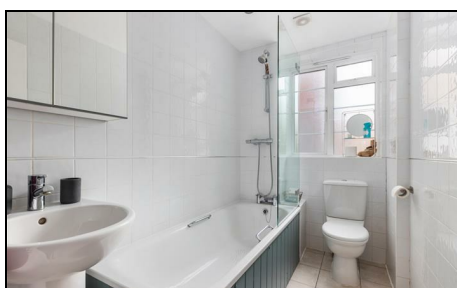


**Wyke Road
Raynes Park, SW20 8RP**

£1,400 PCM



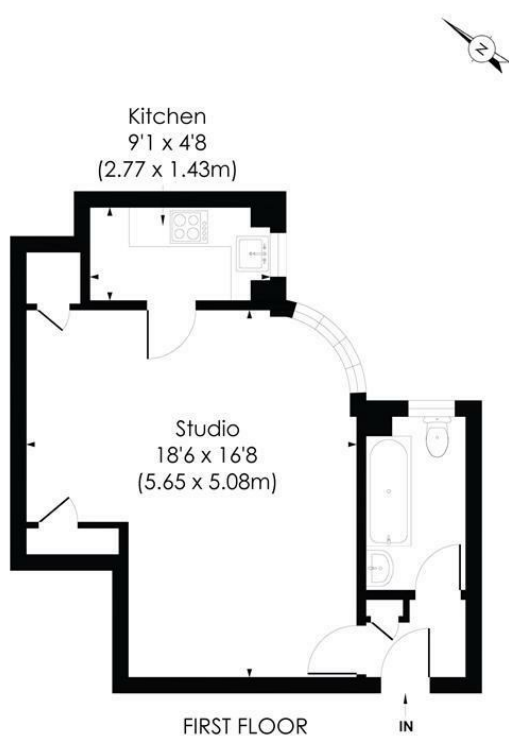
BEAUTIFULLY PRESENTED, LARGE first floor STUDIO APARTMENT with a separate kitchen & shower room. Located only 0.2 Miles to Raynes park High Street and Station. Situated in an attractive Art Deco development with HEATING AND HOT WATER INCLUDED IN THE RENT. Lift to the building.

EPC band C. Council tax band B.

WYKE ROAD, SW20

Approx. Gross Internal Floor Area

395 Sq. ft/36.70 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.

- Studio Apartment
- First Floor with Lift Access
- 0.2 Miles to Raynes Park Station and High Street
- Double Glazing
- Heating & Hot Water Included in the Rent
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC - C
- Council Tax Band - B

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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