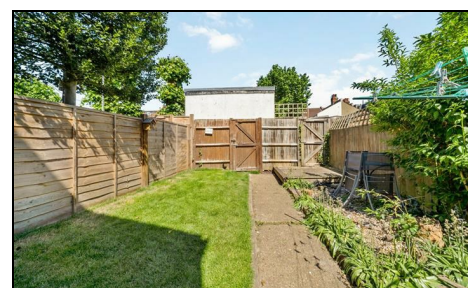
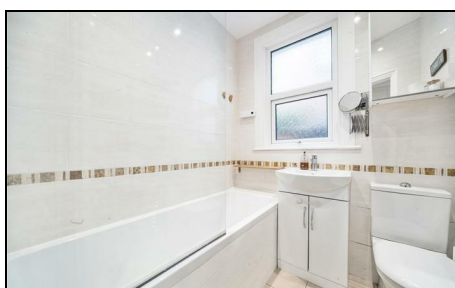
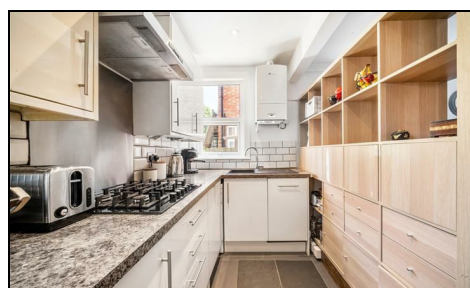
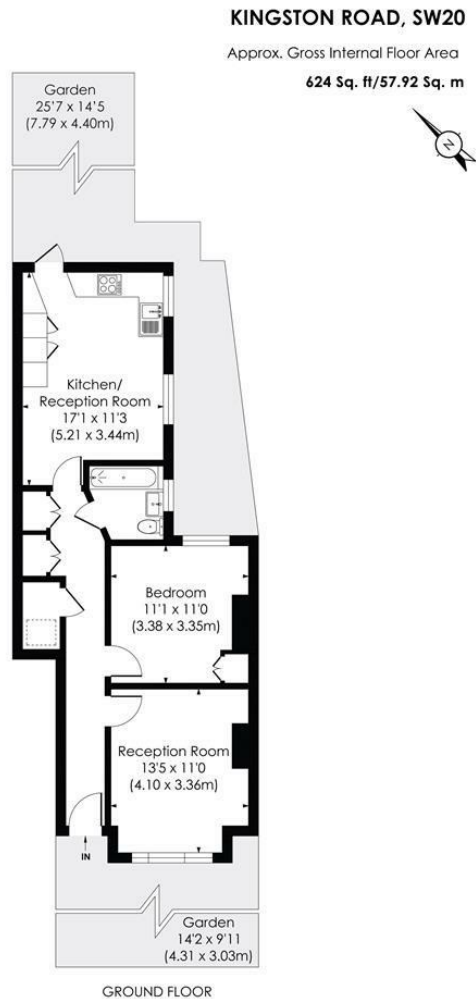


Kingston Road Raynes Park, SW20 8JP

£450,000 Leasehold



This spacious, well presented and versatile 624 sqft TWO DOUBLE BEDROOM, Edwardian ground floor maisonette (circa 1910) has direct access onto its own private rear garden and an extended 151 year lease. There is a lovely open plan kitchen/reception room, modern bathroom, two good sized bedrooms and hallway with ample storage. Perfectly positioned for Wimbledon Chase Primary School, shops and Station and within easy access to Raynes Park High Street and Station.

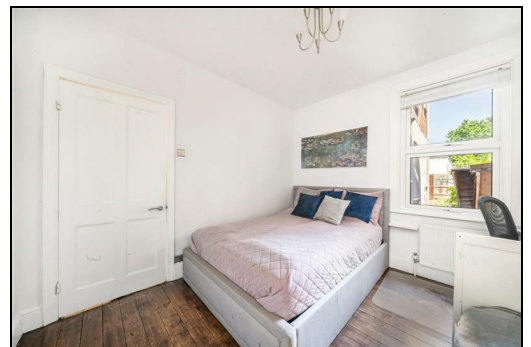


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PROPERTY MARKETING

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 - 624 sqft
- Ground Floor Maisonette with Private Garden
- Perfectly Located for Wimbledon Chase Station and Shops
- Catchment Area for Popular Schools
- Easy Access to Raynes Park High Street and Station
- Well Presented Throughout
- Great First/Second Time Purchase
- 151 Year Lease
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	69	78
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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