

**Kingston Road  
Raynes Park, SW20 8DX**

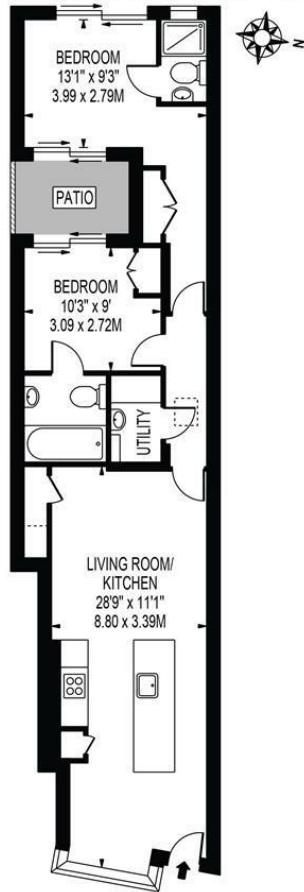
**£2,150 PCM**



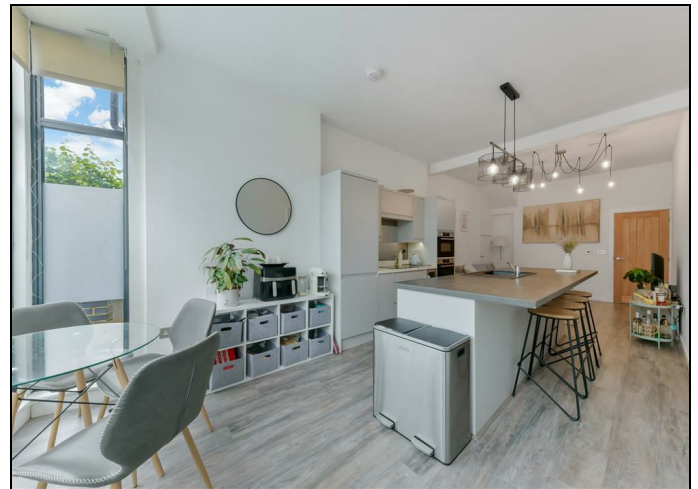
**BEAUTIFUL RECENTLY REFURBISHED TWO DOUBLE BEDROOM, TWO BATHROOM ground floor apartment with SMALL COURTYARD, located within 10 minutes walk of Raynes Park and Wimbledon Chase stations. AMAZING open plan reception room with a HIGH SPEC KITCHEN with integrated appliances, including wine fridge and DISHWASHER. Two double bedrooms both with ensuites, and access to the small courtyard., plus a utility room/guest WC. EPC band C. Council tax band C.**

# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 676 SQ FT - 62.79 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two double bedrooms
- Two bathrooms
- Small private courtyard
- High spec kitchen
- Close to Raynes Park train station
- First months advance rent
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	77	77		78	78

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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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