

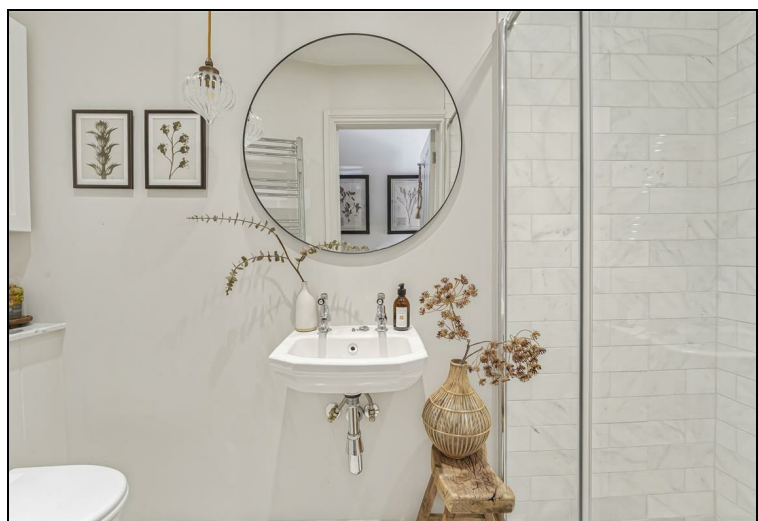
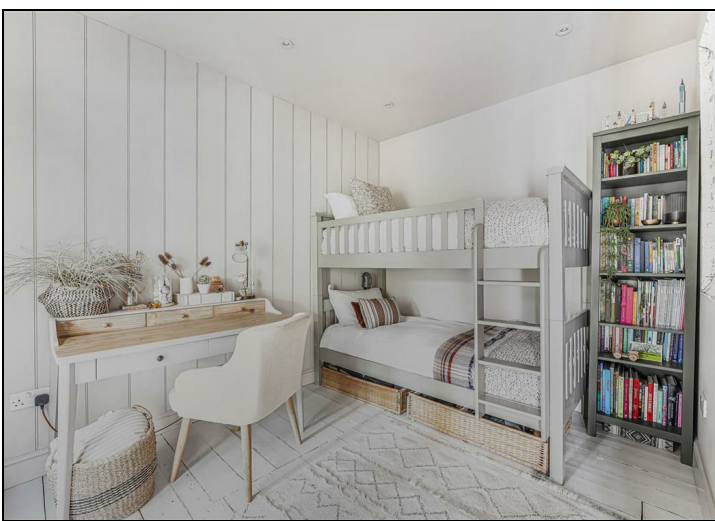
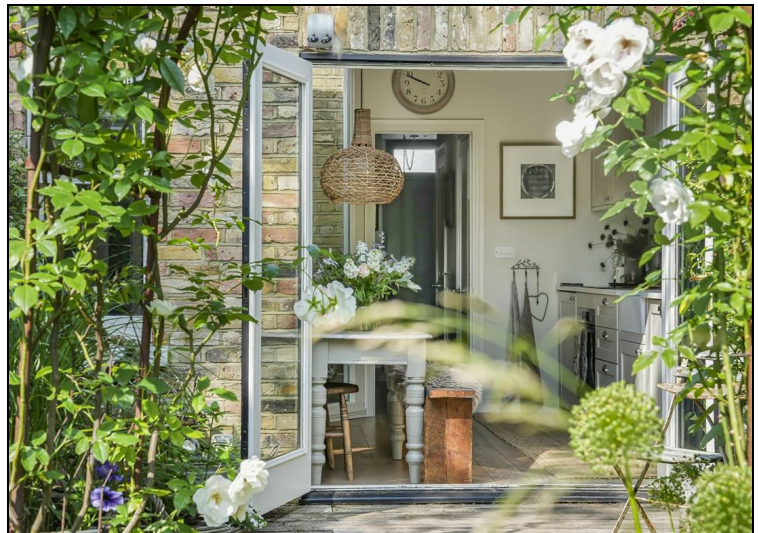
**Bronson Road  
Raynes Park, SW20 8DY**

**£600,000 Leasehold**



**This fabulous TWO DOUBLE BEDROOM, Edwardian ground floor conversion flat is beautifully presented throughout and has an award-winning private garden with an impressive home office with wood burner. Located within the desirable "Apostles" of Raynes Park only 0.3 miles to Wimbledon Chase Station and Shops and 0.6 miles to Raynes Park Station and High Street.**





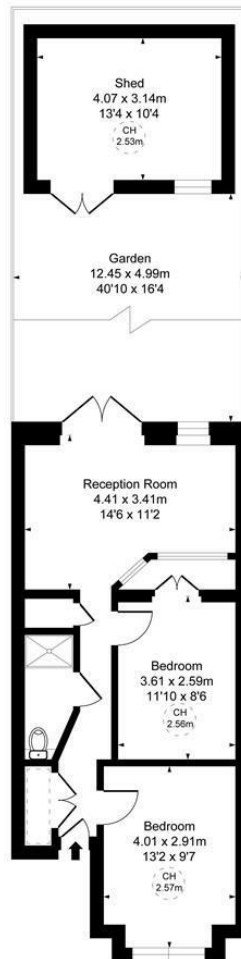


Bronson Road London SW20

Approximate Gross Internal Area

47.92 sq m / 516 sq ft

(CH = Ceiling Heights)




Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.





- Stunning Two Double Bedroom
- Edwardian Ground Floor Conversion
- Award Winning Rear Garden
- Superb Home Office with Wood Burner
- Gorgeous Open Plan Kitchen/Dining/Reception Room
- Beautiful Modern Shower Room
- 980 Year Lease
- Sought After "Apostles" Location
- EPC - C
- Council Tax Band - C

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>76</b> | <b>76</b>                                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | 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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