

## Aboyne Drive Raynes Park, SW20 0AL

**Offers In Excess Of £400,000 Leasehold**

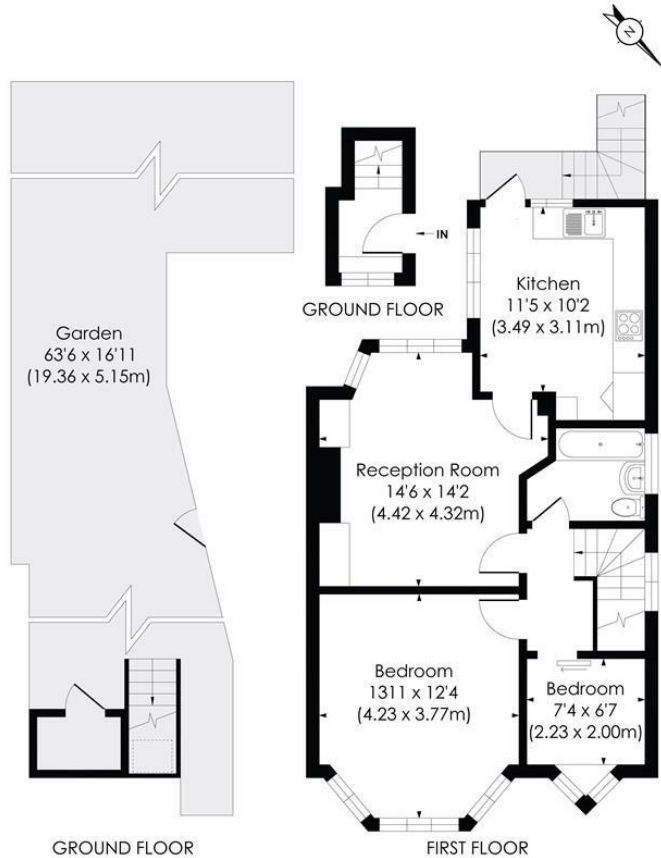


**This beautifully presented TWO BEDROOM, first floor "Mock Tudor" maisonette has a superb West facing garden and lovely views over Malden Golf Club. Conveniently located for access to Raynes Park, New Malden and the A3 for routes in and out of London. An ideal first/second time purchase with a 117 year lease, low maintenance charges, spacious kitchen, large double bedroom with storage, modern bathroom and a spacious reception room. Offered to the market with no onward chain.**

## ABOYNE DRIVE, SW20

Approx. Gross Internal Floor Area

610 Sq. ft/56.71 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.

- Two Bedroom - 1st Floor Maisonette
- Private West Facing Garden - Loft Storage
- Attractive Views Over Malden Golf Course
- Beautifully Presented Throughout
- Spacious Kitchen/Dining Room
- Easy Access To Raynes Park And New Malden
- 117-Year Lease Remaining
- No Onward Chain
- EPC - C
- Council Tax Band - C



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (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>                             |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 72                                          | 77        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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