

## Vernon Avenue Raynes Park, SW20 8BW

**£450,000 Leasehold - Share of Freehold**



**This attractive TWO DOUBLE BEDROOM, split-level maisonette has a superb open plan kitchen/dining family room, a modern bathroom and two good sized double bedrooms. Perfectly located for access to both Raynes Park and Wimbledon Chase Station and Shops.**

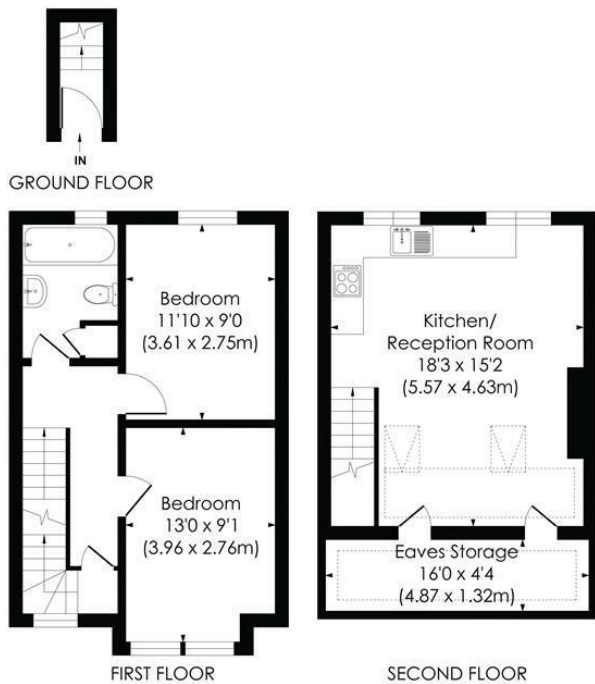


## VERNON AVENUE, SW20

Approx. Gross Internal Floor Area

716 Sq. ft/66.56 Sq. m (Including Reduced Height)

607 Sq. ft/56.36 Sq. m (Excluding Reduced Height)

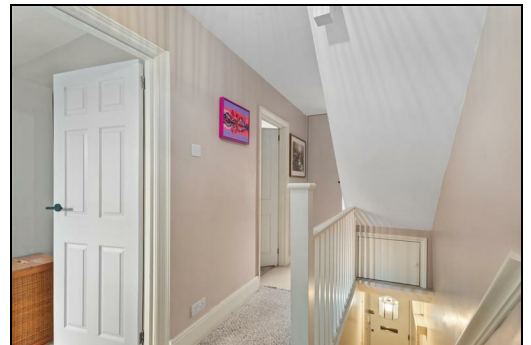


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
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 - 1st and 2nd floor
- Edwardian Apostle Maisonette
- Superb Open Plan Kitchen/Dining/Reception Room
- Modern Bathroom
- Attractive Brick Fronted Facade
- Easy Access to Raynes Park Station and Shops
- Easy Access to Wimbledon Chase Station and Shops
- Share of Freehold
- EPC - C
- Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	76	79
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years  
of successful Sales and  
Lettings in Merton

