



356 WEST BARNES LANE MOTSPUR PARK, KT3 6NB

£1,100 PCM

***** AN EXTREMELY SPACIOUS STUDIO FLAT TO LET ADJACENT TO MOTSPUR PARK TRAIN STATION *****

A well presented top floor studio flat which benefits from a modern fitted kitchen and bathroom with shower, electric heating and triple glazing and entry phone system. Motspur Park railway station is within easy walking distance and provides trains to London Waterloo with journey times under 30 minutes. The property is also within close proximity to the A3.

Council Tax: London Borough Of Merton - Band C - 24/25: 1,771.89

Please note: Photos taken prior to previous tenant,s occupancy



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Second Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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