



CARLTON PARK AVENUE, SW20 8BL

Asking Price £899,950

Fantastic opportunity to buy two wonderful leasehold flats, forming one freehold, mid-terrace, period house in the desirable 'Apostles' in Raynes Park. The ground floor offers a one double bedroom garden flat with open plan kitchen reception leading to rear private garden. Finished to a modern standard this property is currently let and achieving £1,450pcm.

The top floor flat split across first and second floor offers two bedrooms an open plan kitchen reception with breakfast bar and a modern finish currently let at £1325pcm

Carlton Park Avenue is located moments from Raynes Park Station (Main Line to Waterloo) and a vast array of local amenities including shops, cafes and local parks. Also within easy reach of the A3 offering a direct route by car into the City and out to the South Coast. Wimbledon Town and Village can also be found close by making this location ideal for those wanting to shorten their commutes with the option of fantastic facilities close by.

This is a must see opportunity for anyone looking for an investment or two contained flats within one freehold. Council Tax Band C (£1679 PA).



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Carlton Park Avenue

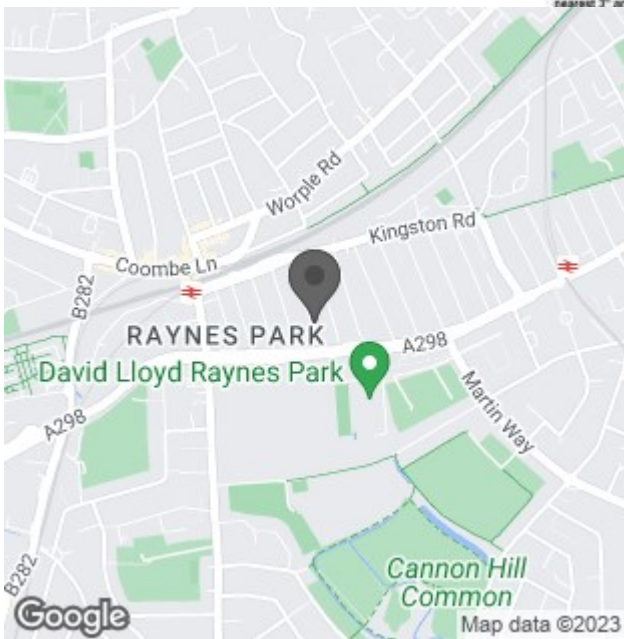
Approximate Gross Internal Area
43.3 sq m / 466 sq ft



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1" and are to the points indicated by the arrow heads.



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

For an instant or face to face valuation, please scan the QR code:



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