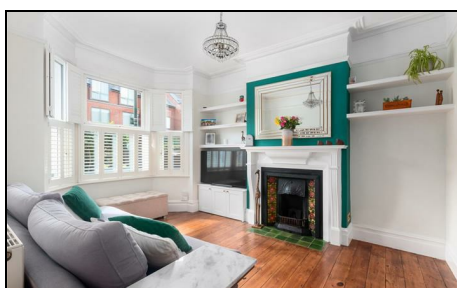


**Kingston Road
Raynes Park, SW20 8JP**

£500,000 Leasehold

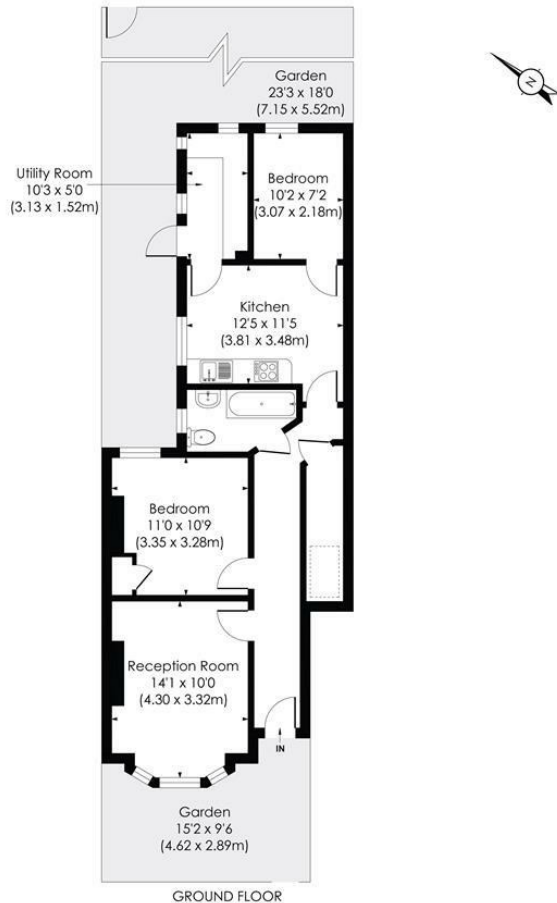


This attractive 725 sqft TWO DOUBLE BEDROOM, ground floor Victorian Maisonette has sole use of the larger than average rear garden. Beautifully presented throughout with a lovely separate reception room with ornate fire place, exposed wood flooring and plantation shutters, a spacious bedroom with built in storage, second bedroom overlooking the garden, modern bathroom with window, a superb kitchen/dining room, a separate utility room and private garden with pizza oven and BBQ firepit. There is also bike storage to the front. Perfectly located within the Wimbledon Chase Primary School Admissions Priority Area and for access to Raynes Park and Wimbledon Chase Stations and Shops.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

725 Sq. ft/67.31 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.

- 725 sqft - Two Double Bedroom
- Attractive Ground Floor Victorian Maisonette
- Larger Than Average Full Rear Garden with pizza oven and BBQ
- Kitchen/Dining Room and Separate Utility Room
- Beautiful Reception Room With Ornate Fireplace And Shutters
- Wimbledon Chase Primary School A.P.A
- Modern Family Bathroom With Window
- 104 Year Lease And Low Maintenance Charges
- Bike Storage to the front of the property
- Council Tax Band - C - EPC - C



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) 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	
EU Directive 2002/91/EC	
England & Wales	

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