

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

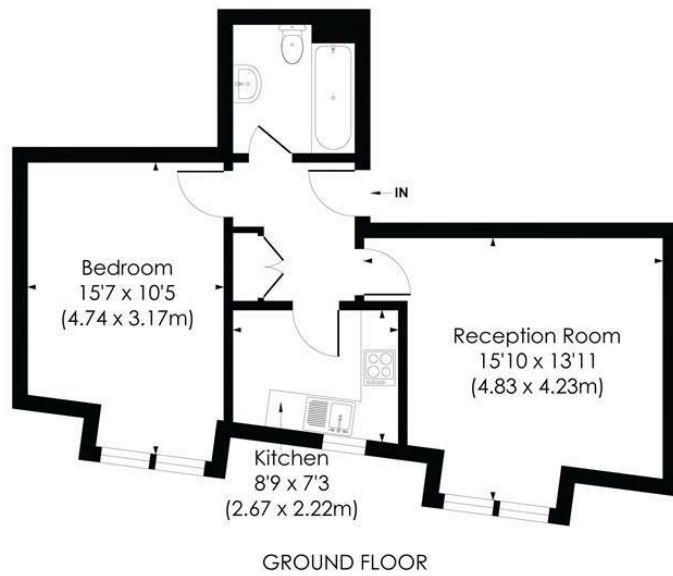
**Offers Over £260,000 Leasehold**



**This spacious and well-presented 501 sqft ONE DOUBLE BEDROOM ground floor apartment has off street parking, a modern kitchen and bathroom and no onward chain. This is a great first time purchase or buy to let investment that is perfectly located for access to both Raynes Park (0.4 Miles) and Wimbledon Chase Stations (0.4 Miles).**

**KINGSTON ROAD, SW20**

Approx. Gross Internal Floor Area  
501 Sq. ft/46.52 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.

- One Double Bedroom - 501 sqft
- Ground Floor Apartment
- Residents Parking
- Modern Kitchen and Bathroom
- No Onward Chain
- 0.4 Miles To Raynes Park Station And Shops
- 0.4 Miles To Wimbledon Chase Station And Shops
- Superb First Time Purchase Or Buy To Let Investment
- EPC Rating - D
- Council Tax Band - C

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

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