

## Derwent Road Raynes Park, SW20 9NH

£1,650 Per Month



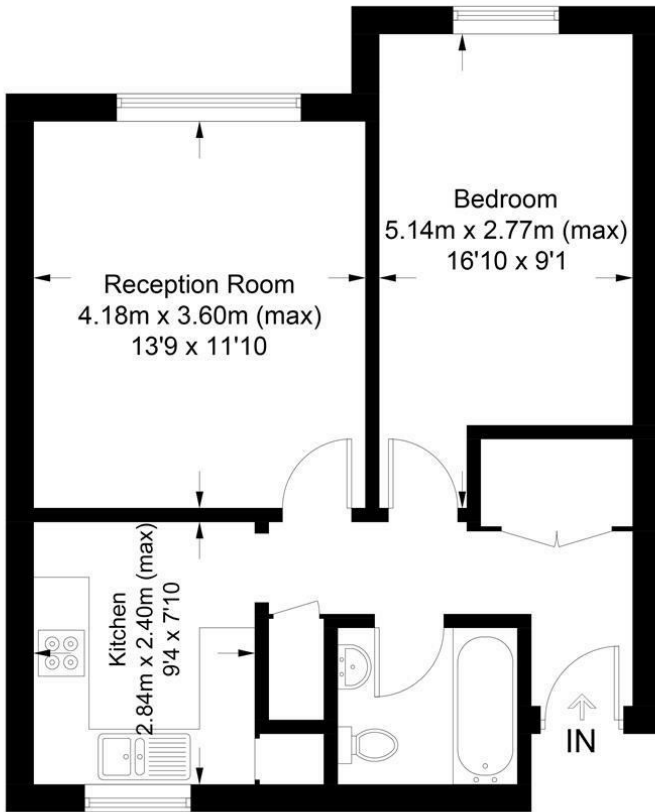
Charming, spacious one bedroom FURNISHED apartment with PRIVATE BALCONY set within this popular development which benefits from parking (first come first served basis). This second floor home recently had WOODEN FLOORING in the hallway, living room and bedroom! Situated within easy access of RAYNES PARK & Motspur Park train stations as well as Morden underground station (Northern line). Benefits include large double bedroom, light and airy living room with balcony, modern kitchen and bathroom and generous storage throughout.

EPC rating C.  
Council Tax band C.

\*\* VIDEO AVAILABLE \*\*

## Derwent Road, SW20

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Private balcony
- Good storage
- Large double bedroom
- Parking on development
- No Admin Fees
- One Months Rent In Advance
- Five Weeks Deposit
- Holding Deposit Required
- EPC rating C
- Council Tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	82
(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	



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

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