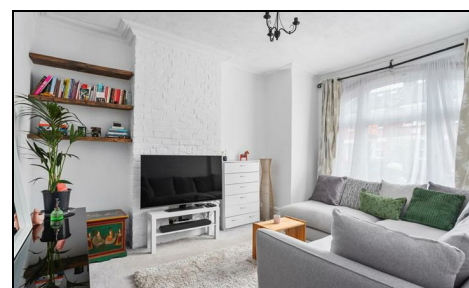


Kingston Road Raynes Park, SW20 8JR

Offers Over £395,000 Leasehold

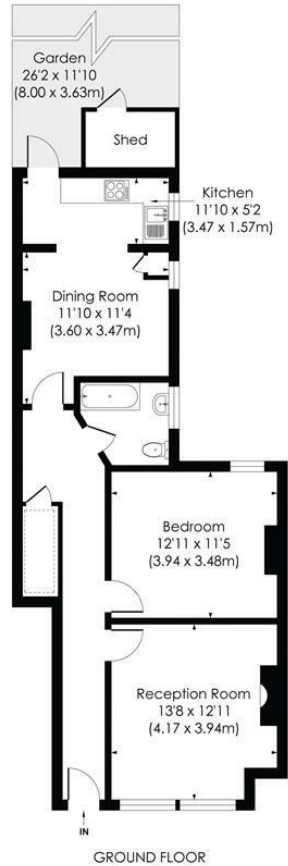


This spacious, well presented and versatile 753 sqft TWO DOUBLE BEDROOM, Edwardian ground floor maisonette (circa 1910) has direct access into its own private rear garden, an extended 143 year lease and NO ONWARD CHAIN. Superbly positioned for Wimbledon Chase Train Station, Raynes Park High Street and Train Station, David Lloyd Leisure facilities and within easy access to both Wimbledon Town centre and Wimbledon Village. A great first or second time purchase with double glazing, gas central heating, modern kitchen and bathroom, spacious hall way with storage and two good sized bedrooms.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

709 Sq. ft/65.91 Sq. m

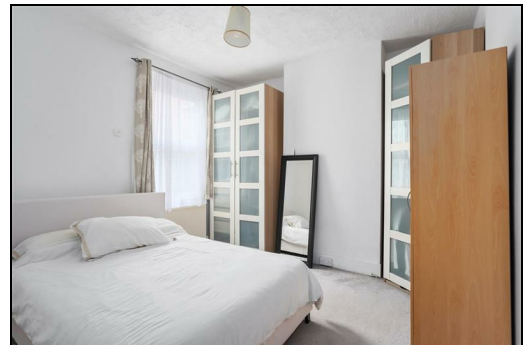


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PROPERTY MARKETING

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.

- Two Double Bedroom - 753 sqft
- Edwardian Ground Floor Maisonette
- Direct Access To Private Rear Garden
- Extended 143 Year Lease - Minimal Outgoings
- Close To Wimbledon Chase Station
- Close To Raynes Park High Street And Station
- No Onward Chain
- Double Glazing - Gas Central Heating
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	78
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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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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