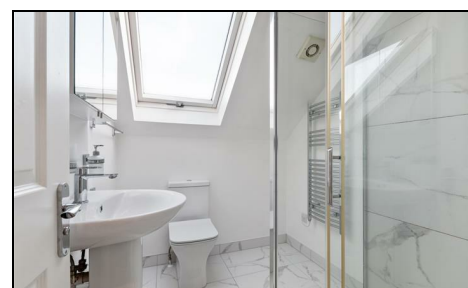
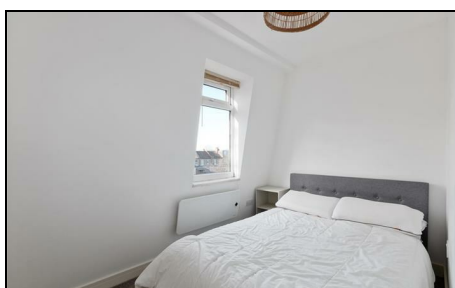


**Dorien Road  
Raynes Park, SW20 8EL**

**Offers In Excess Of £320,000 Leasehold**



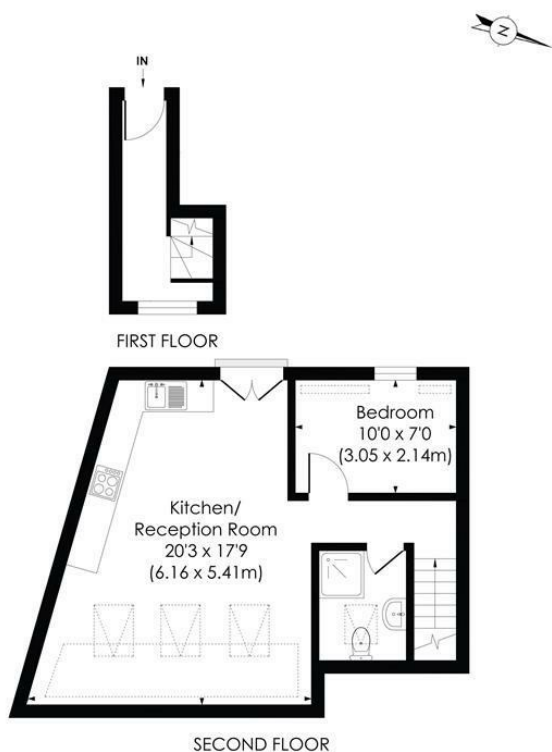
**This spacious 504 sqft ONE DOUBLE BEDROOM, top floor apartment has a superb 20'ft x 17'ft open plan kitchen/dining/reception room with Juliet balcony and a modern fitted shower room. Perfectly located for both Raynes Park and Wimbledon Chase station and shops. Offered to the market with no onward chain and 100-year plus lease.**

## DORIEN ROAD, SW20

Approx. Gross Internal Floor Area

504 Sq. ft/46.85 Sq. m (Including Reduced Height)

435 Sq. ft/40.45 Sq. m (Excluding Reduced Height)



pixangle  
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.

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- One Double Bedroom
- Top Floor Apartment
- Located Within The Apostle's Area Of Raynes Park
- Spacious 20'ft x 17'ft Open Plan Kitchen/Dining/Reception Room
- Close To Raynes Park And Wimbledon Chase Shops And Stations
- Beautifully Presented Throughout
- 100-Year plus Lease
- No Onward Chain
- EPC - A
- Merton Council Tax Band -C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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		

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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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