

Kingston Road Raynes Park, SW20 8LN

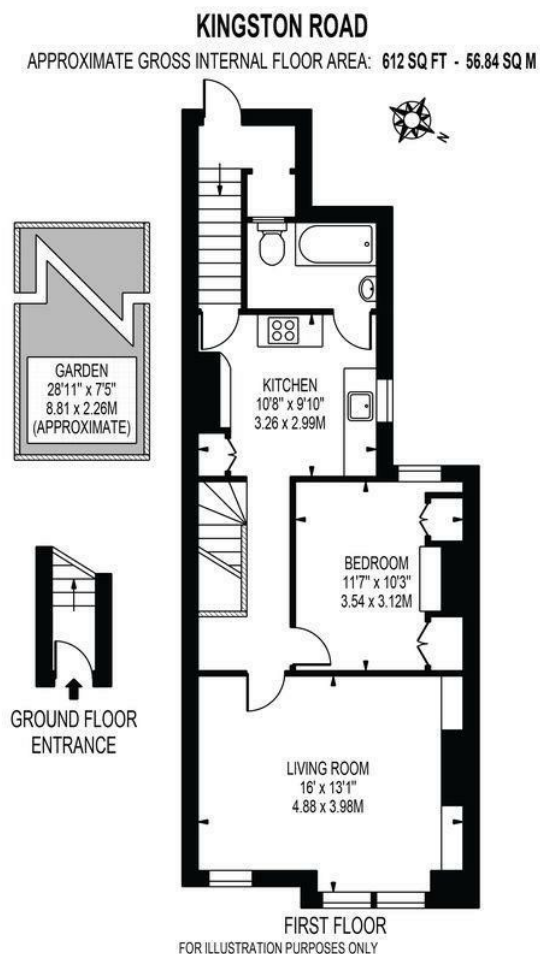
£1,750



Well presented first floor one bedroom flat with private garden, situation close to Wimbledon Chase train station and local shops, and 0.7 miles to Raynes Park train station and high street.

The property feature a reception room, separate kitchen, good size bedroom with fitted wardrobes, modern bathroom and direct access to a low maintenance garden.

EPC band C. Council tax band C.



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- First floor one bedroom conversion flat
- Direct access to a private garden
- Fitted wardrobes
- 0.7 miles to Raynes Park station and high street
- Close to Wimbledon Chase station and amenities
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band 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	79
(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		