

## Kingston Road Raynes Park, SW20 8JP

**£525,000 Leasehold**

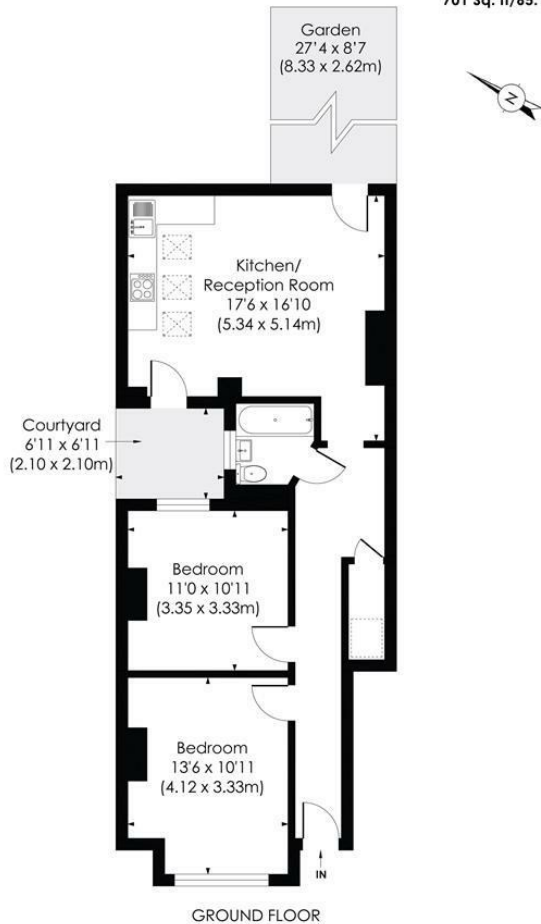


**This beautifully presented and larger than average (701 sqft - 65.12 sqm) TWO DOUBLE BEDROOM, Victorian ground floor maisonette has an extended kitchen/reception room, private rear garden and no onward chain. This property has been fully renovated five years ago and is perfectly located for both Raynes Park and Wimbledon Chase station, shops and schools.**

# KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

701 Sq. ft/65.12 Sq. m



GROUND FLOOR

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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.

- Two Double Bedroom - 701 sqft/ 65.12sqm
- Extended Kitchen/Dining/Reception Room
- Low Maintenance Private Rear Garden And Ample Internal Storage
- Attractive Ground Floor Victorian Maisonette
- Close To Raynes Park High Street And Station
- Close To Wimbledon Chase Station, Shops And School
- Beautifully Presented Throughout - Renovated 5 Years Ago
- No Onward Chain
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	69	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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