

**12 Barnscroft
Raynes Park, SW20 9LL**

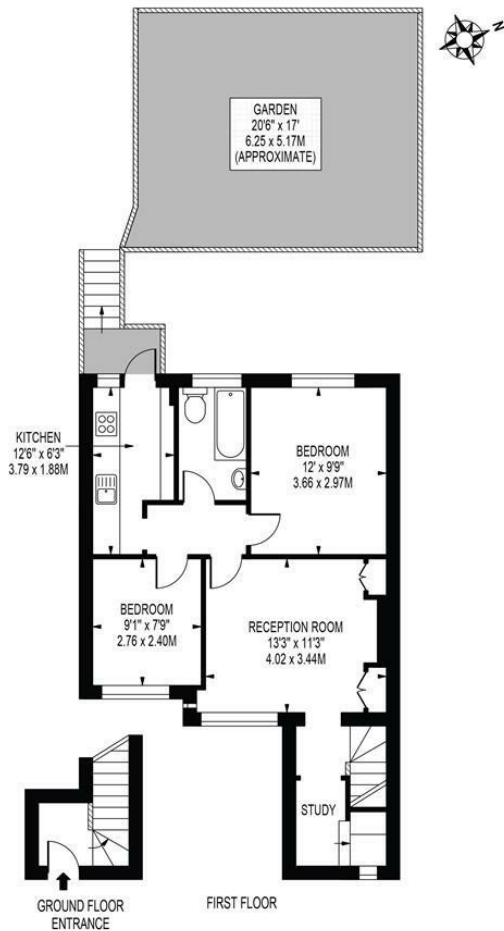
£335,000 Leasehold - Share of Freehold



This competitively priced TWO DOUBLE BEDROOM first floor maisonette boasts an additional study area, spacious lounge, modern fitted kitchen, fitted bathroom with steps down to a private west facing garden. Located in a secluded Cul De Sac within easy access to both Raynes Park and Motspur Park Stations. Share of Freehold.

BARNSCROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.94 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

- Two Double Bedrooms
- Share Of Freehold
- Private West Facing Garden
- Close to Raynes Park and Motspur Park Stations
- Addition Study Area
- Lease Length - 150 Years
- No Ground Rent
- No Service Charge
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

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