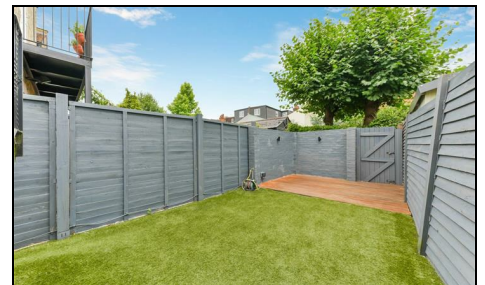


## Kingston Road Raynes Park, SW20 8JP

**£675,000 Leasehold**



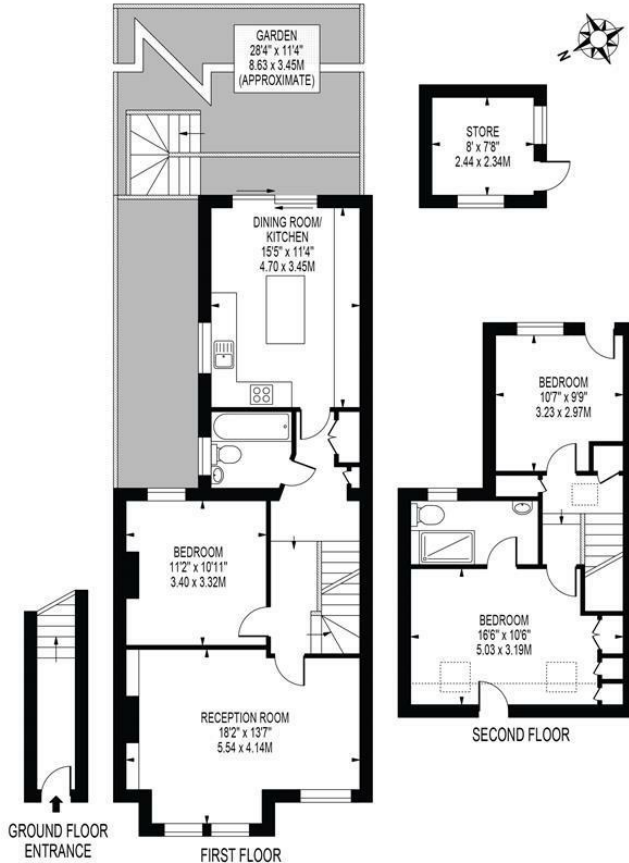
**This stunning 1112 sqft THREE BEDROOM, TWO BATHROOM split-level Victorian Maisonette has a lovely private garden with side access and a fantastic kitchen/dining room with sliding doors. Perfectly located within the Admissions Priority Area of Wimbledon Chase Primary School and easy access to both Raynes Park and Wimbledon Chase Stations. There is also larger than average front reception room, a gorgeous family bathroom and master bedroom with en suite.**

## KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.34 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

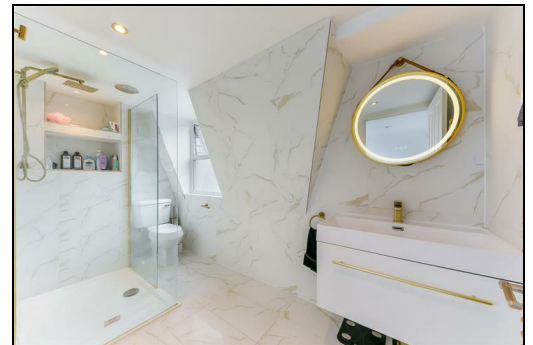
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 27 SQ FT - 2.50 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 61 SQ FT - 5.71 SQ M



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.

- Three Bedroom - Two Bathroom
- 1112 sqft Split-Level Victorian Maisonette - 986 Year Lease
- Private Garden With Side Access
- Stunning Kitchen/Dining Room With Sliding Doors
- Exceptional Master Bedroom With En Suite Shower
- Larger Than Average Front Reception Room
- Wimbledon Chase Primary School A.P.A
- Close To Raynes Park And Wimbledon Chase Stations
- EPC - C
- Merton Council Tax Band - D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (85-91)                                   |         |           |
| B (81-84)                                   |         |           |
| C (69-80)                                   |         |           |
| D (65-68)                                   |         |           |
| E (55-64)                                   |         |           |
| F (47-54)                                   |         |           |
| G (35-47)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 72      | 75        |
| 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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