

**Wyke Road  
Raynes Park, SW20 8RP**

**Offers In Excess Of £250,000 Leasehold**



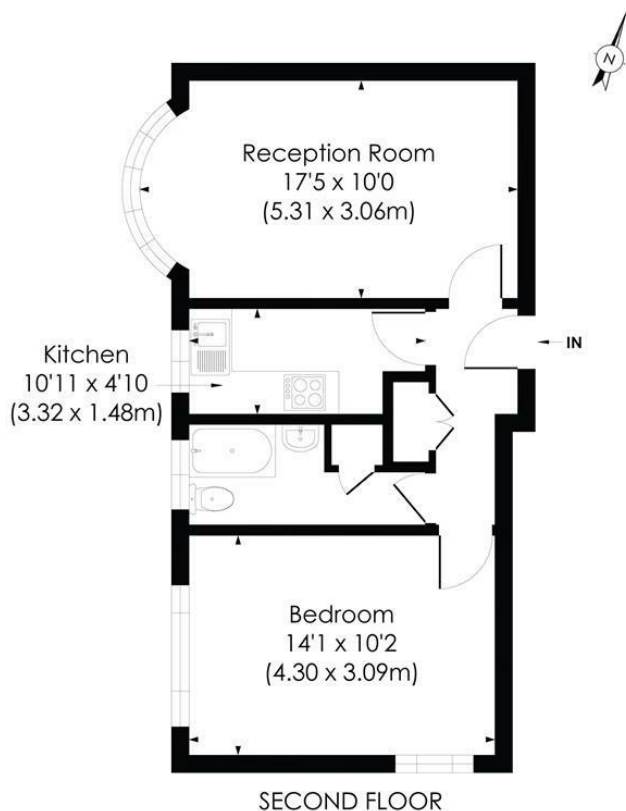
**This spacious ONE DOUBLE BEDROOM, 2nd floor apartment requires cosmetic renovation throughout. Located only 0.1 Mile to Raynes Park Station and High Street. No onward chain.**



WYKE ROAD, SW20

Approx. Gross Internal Floor Area

461 Sq. ft/42.81 Sq. m



- One Double Bedroom
- 2nd Floor, 1930s Art Deco Apartment
- Requires Cosmetic Updating
- 80 year Lease
- No Onward Chain
- 0.1 Mile to Raynes Park Station
- Service Charge Including Heating and Hot Water
- Ideal First Time Purchase or Buy To Let Investment
- EPC - C
- Council Tax Band - B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (91-95)                                   |         |           |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 72      | 80        |
| 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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