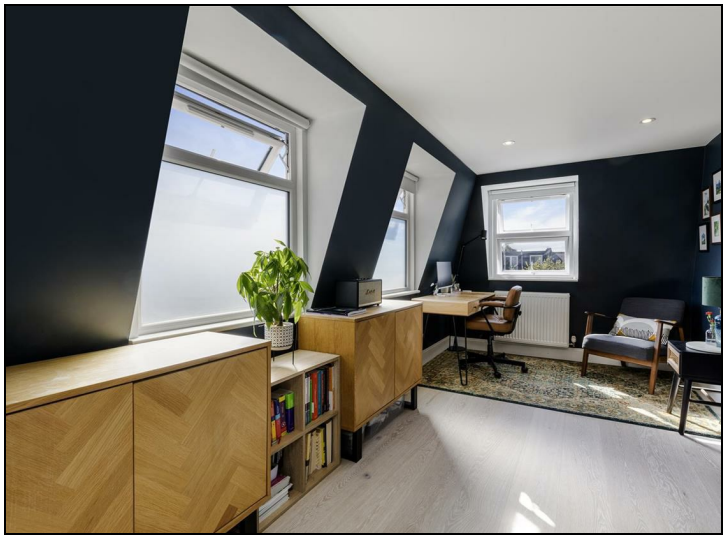
Ellisons

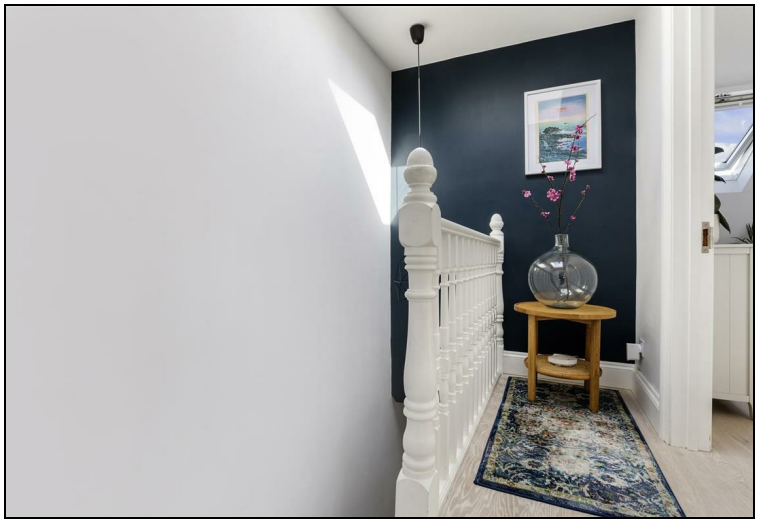
RAYNES PARK
9 Station Buildings, Coombe Lane
Raynes Park, London SW20 8NE
T 020 8944 9595
F 020 8944 6556
E raynespark@ellisons.uk.com
www.ellisons.uk.com

Chestnut Road
Raynes Park, SW20 8ED

£650,000 Leasehold - Share of Freehold

This gorgeous 1,059 sqft THREE DOUBLE BEDROOM, TWO BATHROOM split level Victorian Conversion flat (circa 1900's) is located on a desirable tree lined cul de sac close to both Raynes Park and Wimbledon Chase Stations and within the admissions priority area for Wimbledon Chase Primary School. There's also an impressive 4.88m x 3.58m separate reception room, a beautifully presented kitchen, a stylish family bathroom, a 5.56m x 3.02m principle bedroom with Juliet balcony, storage and en-suite shower room and two further double bedrooms. Share of Freehold.





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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.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989-2019

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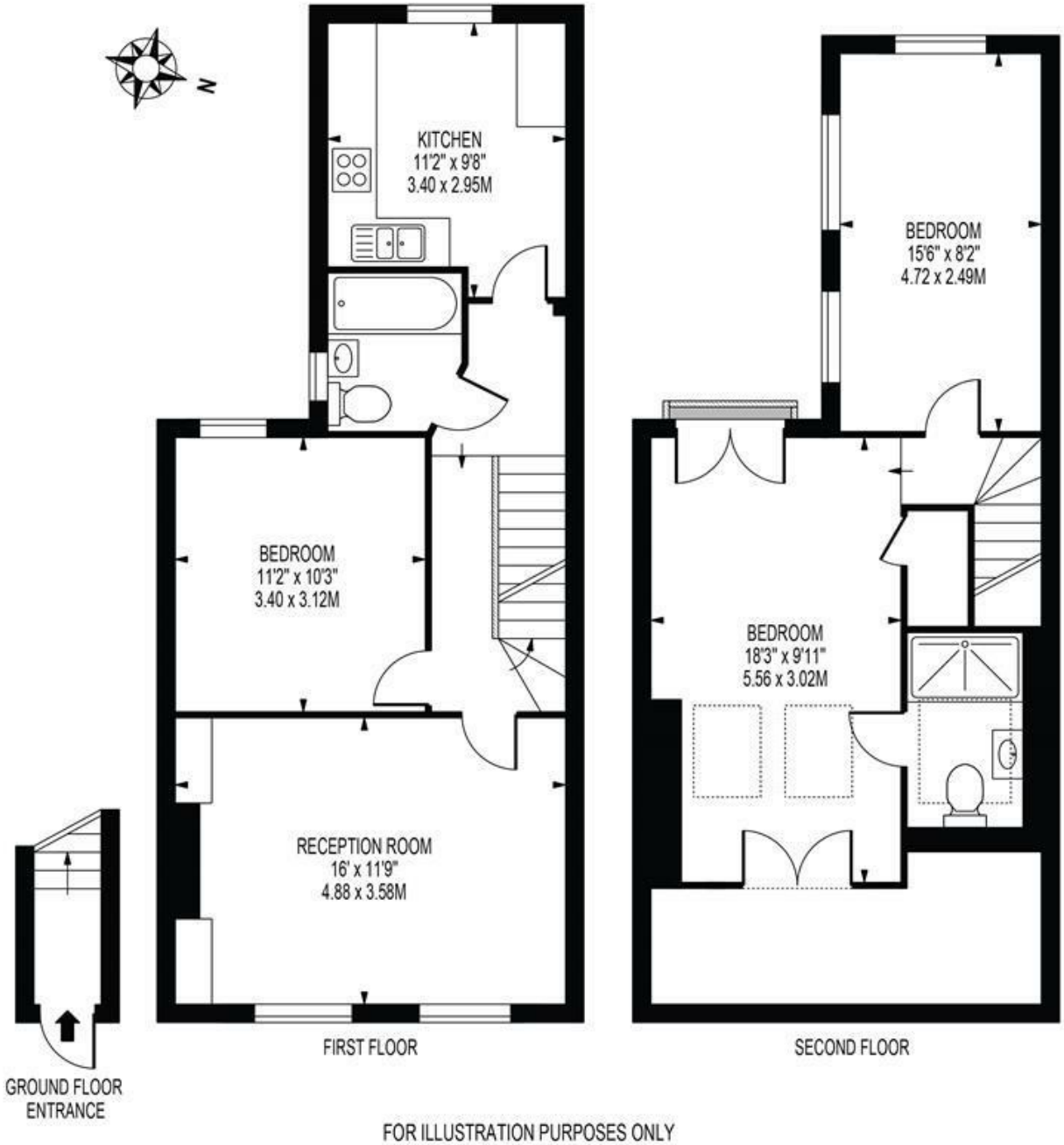
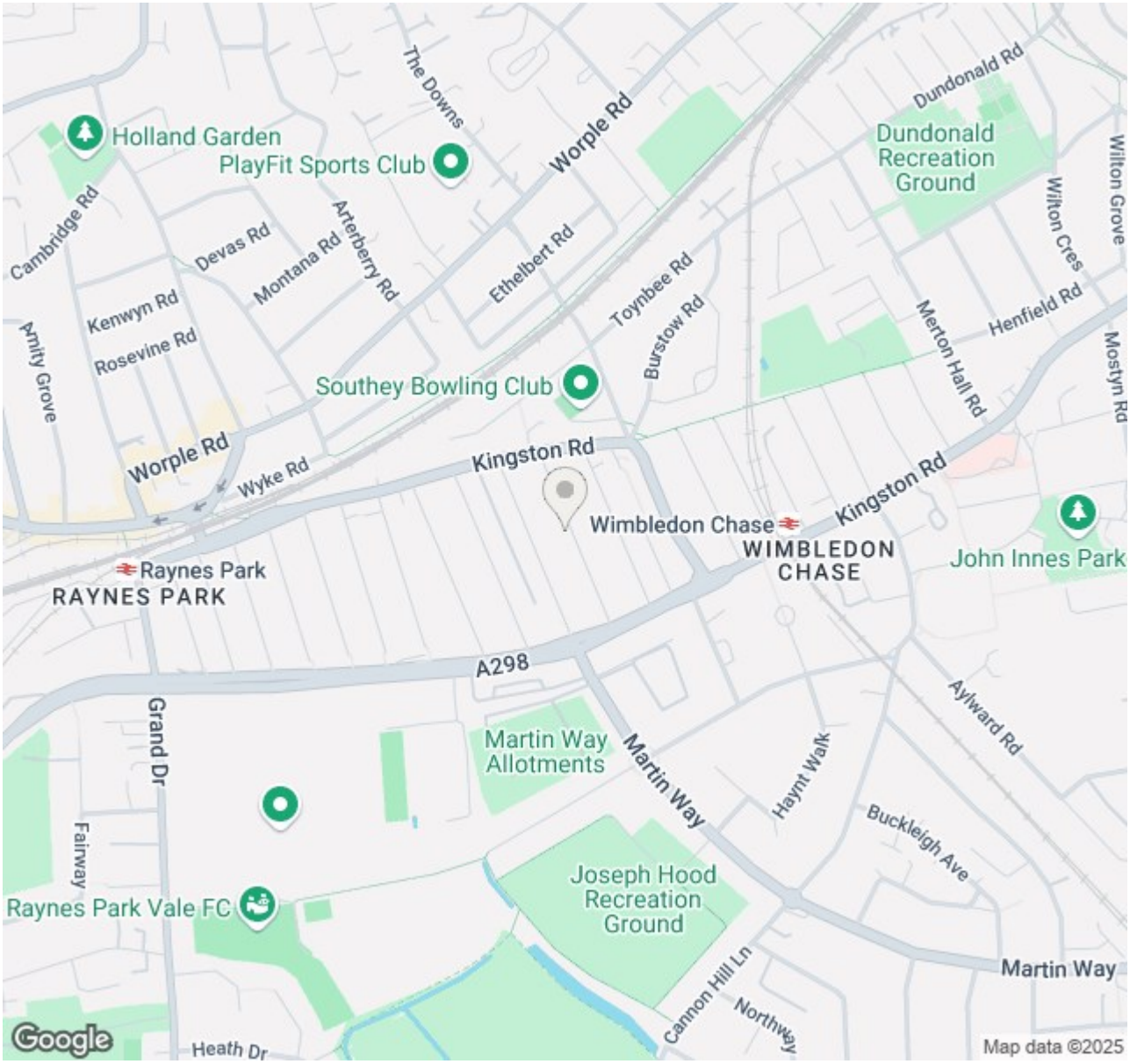
CHESTNUT ROAD, RAYNES PARK

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1059 SQ FT - 98.38 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **84 SQ FT - 7.80 SQ M**

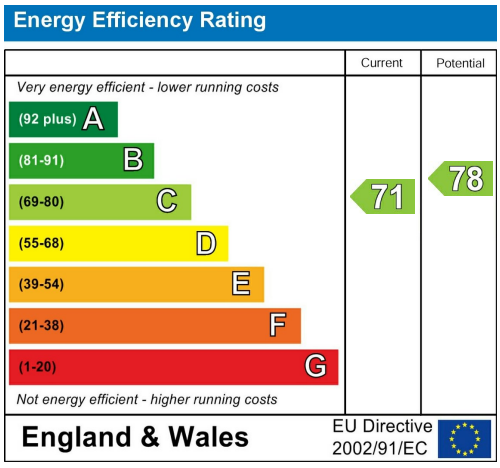


FOR ILLUSTRATION PURPOSES ONLY

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.



- Three Double Bedroom - Two Bathroom - 1059 sqft
- Attractive Brick Fronted Victorian Split Level Conversion Flat
- Share of Freehold - Underlining Lease of
- Impressive 4.88m x 3.58m separate reception room
- Beautifully Presented Modern Kitchen
- Easy Access to Wimbledon Chase and Raynes Park Stations
- Wimbledon Chase Primary School Admissions Priority Area
- 5.56m x 3.02m principle bedroom with Juliet balcony and En-Suite
- EPC Rating - C
- Council Tax Band - D



For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595

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