# Ellisons

Raynes Park
Sales & Lettings
7 Station Buildings, Coombe Lane
Raynes Park, London SW20 8NE
T 020 8944 9595
E raynespark@ellisons.uk.com
www.ellisons.uk.com

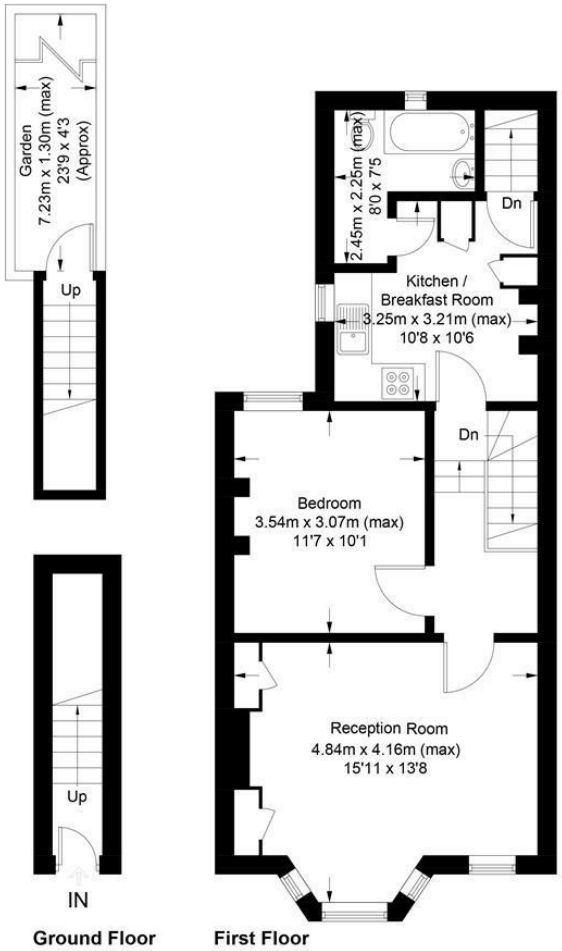
## Kingston Road
## Raynes Park, SW20 8LL

## £360,000 Freehold

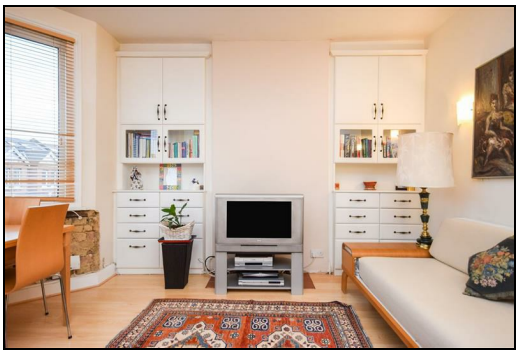
**This attractive ONE DOUBLE BEDROOM first floor conversion flat with Freehold title is ideally located for both Raynes Park and Wimbledon Chase. An excellent first time purchase or investment, with spacious reception room, good sized bedroom, modern kitchen dining room, neutrally decorated bathroom and direct access to outside space. Potential to extend in to the loft space (STPP), which is currently boarded and insulated with lux Velux windows.**

## Kingston Road, SW20

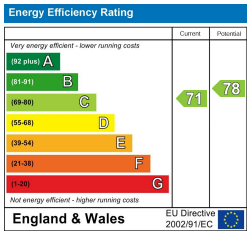
Approximate Gross Internal Area = 57.3 sq m / 616 sq ft

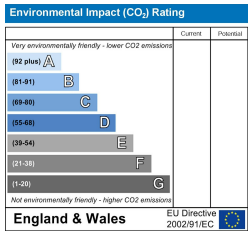



This floor plan is for representation purposes only and is not drawn to scale.
**The Gross Internal Area includes outbuildings shown on the plan.**
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
Copyright Bespokeplans.co.uk (ID715173)



- Attractive One Bedroom Conversion
- Full Freehold Title for both Flats
- Spacious Reception Room
- Modern Kitchen/Dining Room
- Ample Storage
- Direct Access to Outside Space
- Close to Wimbledon Chase Station
- Close To Raynes Park Station
- Potential To Extend S.T.P.P
- EPC Rating C




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

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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