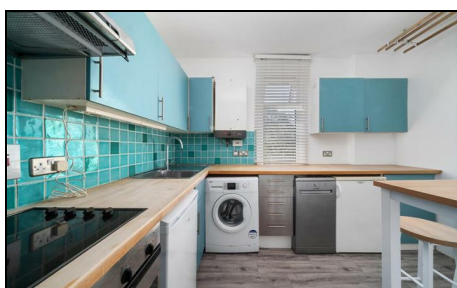


**Kingston Road
Raynes Park, SW20 8LN**

£375,000 Leasehold - Share of Freehold



This spacious 590 sqft ONE DOUBLE BEDROOM, first floor Edwardian conversion flat is perfectly located for both Raynes Park and Wimbledon Chase. There is a 16'1ft x13'2ft reception room, a good sized double bedroom and a neutrally decorated kitchen and bathroom. Sold with NO ONWARD CHAIN - 110 YEAR REMAINING LEASE PLUS SHARE OF FREEHOLD and LOFT ACCESS FOR STORAGE and POTENTIAL CONVERSION S.T.P.P.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area
590 Sq. ft/54.83 Sq. m



GROUND FLOOR

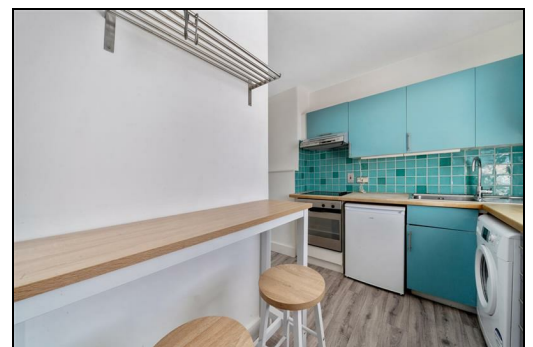
FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 590 sqft - One Double Bedroom
- First Floor Edwardian Conversion Flat
- 16'1ft x 13'2ft Reception Room
- Neutrally Decorated Kitchen And Bathroom
- Loft Access For Storage and potential conversion S.T.P.P
- Close To Raynes Park Station And High Street
- Close To Wimbledon Chase Station
- No Onward Chain And 110 Year Lease
- EPC - D
- Council tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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