

## Vernon Avenue Raynes Park, SW20 8BW

£450,000 Leasehold - Share of Freehold



**VERNON AVENUE, SW20**

Approx. Gross Internal Floor Area

**716 Sq. ft/66.56 Sq. m (Including Reduced Height)**

**607 Sq. ft/56.36 Sq. m (Excluding Reduced Height)**

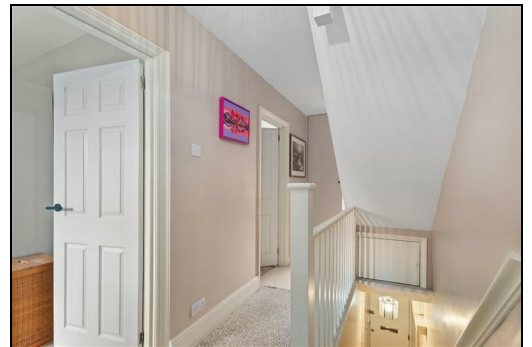


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Two Double Bedroom - 1st and 2nd floor
- Edwardian Apostle Maisonette
- Superb Open Plan Kitchen/Dining/Reception Room
- Modern Bathroom
- Attractive Brick Fronted Facade
- Easy Access to Raynes Park Station and Shops
- Easy Access to Wimbledon Chase Station and Shops
- Share of Freehold
- EPC - C
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
<small>Low energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>High energy efficient - higher running costs</small>			
England & Wales		76	79
		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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