

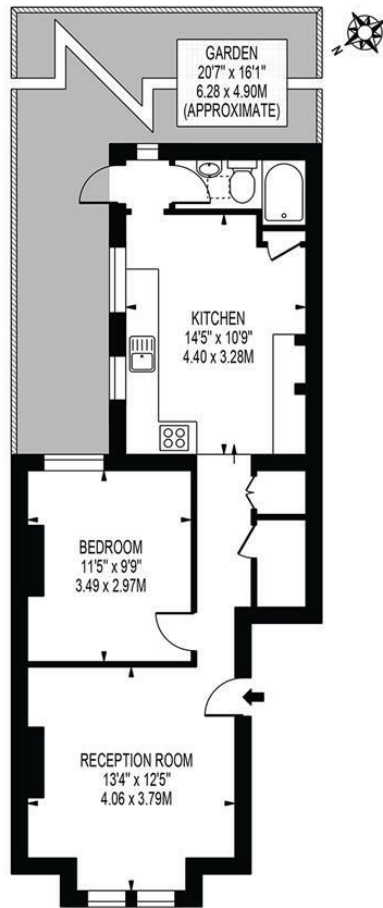
**Kingston Road
Raynes Park, SW20 8DT**

Offers In Excess Of £375,000 Leasehold - Share of Freehold



This lovely (541sqft - 50.24sqm) ONE DOUBLE BEDROOM Victorian Conversion flat (circa 1900) has a lovely South Facing rear garden, a spacious kitchen/dining room and a modern bathroom. Perfectly located for both Raynes Park Station (0.4 Miles) and Wimbledon Chase Station (0.4 Miles). OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

KINGSTON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.24 SQ M



GROUND FLOOR
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.

- One Double Bedroom (541sqft - 50.24sqm)
- Victorian Conversion Flat circa 1900
- South Facing Rear Garden
- Superb Kitchen/Dining Room
- Share Of Freehold
- No Onward Chain
- Close To Raynes Park Station (0.4 Miles)
- Close to Wimbledon Chase Station (0.4 Miles)
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
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	62	72
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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of successful Sales and
Lettings in Merton**

