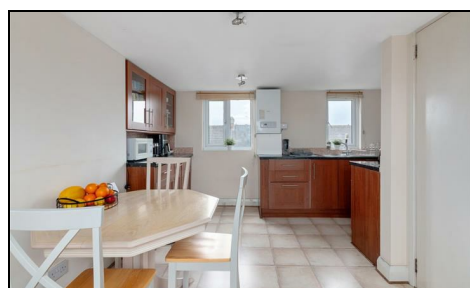


## Clifton Park Avenue Raynes Park, SW20 8BB

**£375,000 Leasehold**



**This conveniently located TWO DOUBLE BEDROOM, split level Edwardian Maisonette is located within the popular "Apostles" area of Raynes Park only 0.2 Miles to Raynes Park High Street and Station. There is an open plan kitchen/dining/reception, modern family bathroom, no onward chain, newly created lease and low outgoings.**



# CLIFTON PARK ROAD, SW20

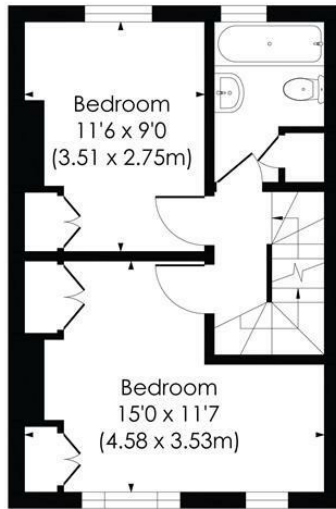
Approx. Gross Internal Floor Area

697 Sq. ft/64.71 Sq. m (Including Reduced Height)

576 Sq. ft/53.55 Sq. m (Excluding Reduced Height)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	76
(55-68) <b>D</b>	
(45-54) <b>E</b>	45
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

- Two Double Bedroom
- Split-Level Edwardian Maisonette
- No Onward Chain
- Newly Granted Lease
- Open Plan Kitchen/Dining/Reception Room
- 0.2 Miles To Raynes Park Station And High Street
- Ideal First/Second Time Purchase Or Buy To Let Investment
- Neutrally Decorated Throughout
- EPC - E
- Council Tax Band - C

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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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