

**Bushey Road  
Raynes Park, SW20 8DG**

**£225,000 Leasehold**

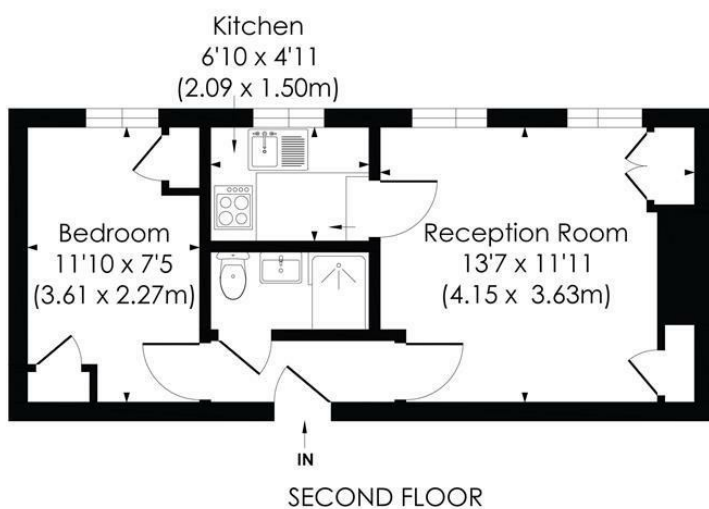


**A well-presented one bedroom top floor apartment in a well-run block, recently decorated and ready to move into. Ideally located in a highly convenient spot, the property is within easy reach of Raynes Park station and High Street, with Wimbledon also close by. Perfect for commuters or anyone seeking comfortable living in a vibrant and well-connected area. Chain Free.**

## MERTON MANSIONS, SW20

Approx. Gross Internal Floor Area

344 Sq. ft/31.98 Sq. m

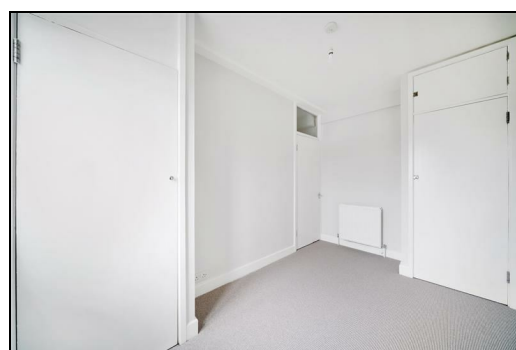


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- One Bedroom Top Floor Apartment
- Recently Decorated Throughout
- Situated In A Well-Run And Well-Maintained Block
- Highly Convenient Location
- Raynes Park Station And High Street Within Easy Reach
- Close To Wimbledon
- Ideal For Commuters Or First Time Buyers
- Chain Free
- EPC Rating - D
- Council Tax Band - A



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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