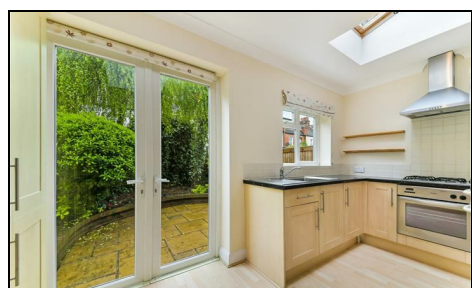


Clifton Park Avenue Raynes Park, SW20 8BB

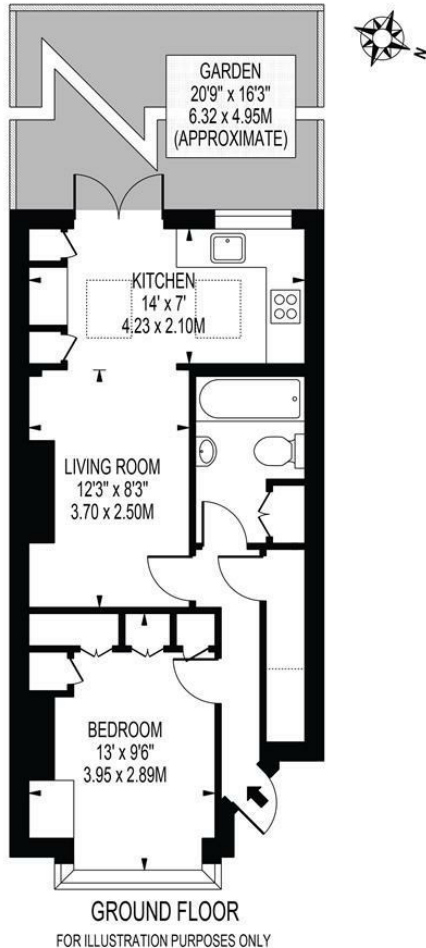
£350,000 Leasehold



This ONE DOUBLE BEDROOM, Edwardian ground floor conversion flat has a lovely private West facing garden and is ideally located 0.1 miles from Raynes Park Station. There is a modern kitchen/dining/family room, good sized bedroom and family bathroom. Offered to the market with no onward chain and newly created lease.

CLIFTON PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 433 SQ FT - 40.21 SQ M



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
- Edwardian Conversion Flat
- Private West Facing Garden
- No Onward Chain
- 0.1 Miles To Raynes Park
- Modern Kitchen & Bathroom
- Newly Created Lease
- No Service Charge
- EPC Rating - D
- Council Tax - C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	75
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.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

