

**Blenheim Road  
Raynes Park, SW20 9BB**

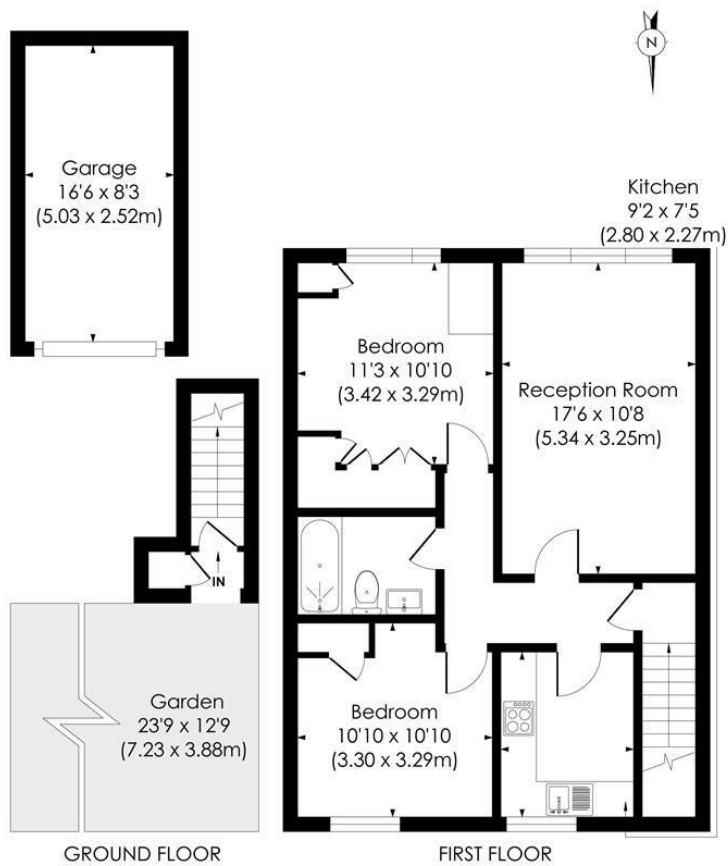
**£425,000 Leasehold**



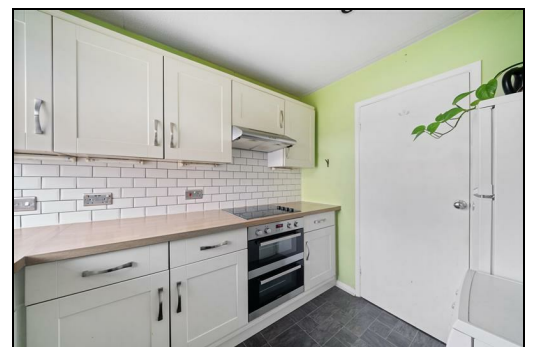
**This superb 709 sqft TWO DOUBLE BEDROOM, first floor maisonette has its own private garage, loft space and a 943-year lease. Ideally located in a secluded cul-de-sac, within close proximity to Raynes Park High Street and Station. This is a great, low maintenance, first purchase with good room size proportions. Offered with no onward chain.**

# **BLenheim ROAD, SW20**

Approx. Gross Internal Floor Area  
709 Sq. ft/65.85 Sq. m (Excluding Garage)



- Two Bedroom - 709 Sqft
- 943-Year Lease
- First Floor Maisonette
- Private Garage
- Loft Space
- Secluded Cul-De-Sac
- Close To Raynes Park High Street & Station
- No Onward Chain
- EPC - D
- Council Tax Band - D



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	67	74
EU Directive 2002/91/EC		

**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595**



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**

