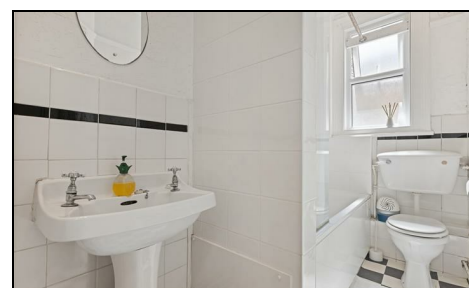


**Kingston Road
Raynes Park, SW20 8JP**

Offers In Excess Of £525,000 Leasehold - Share of Freehold



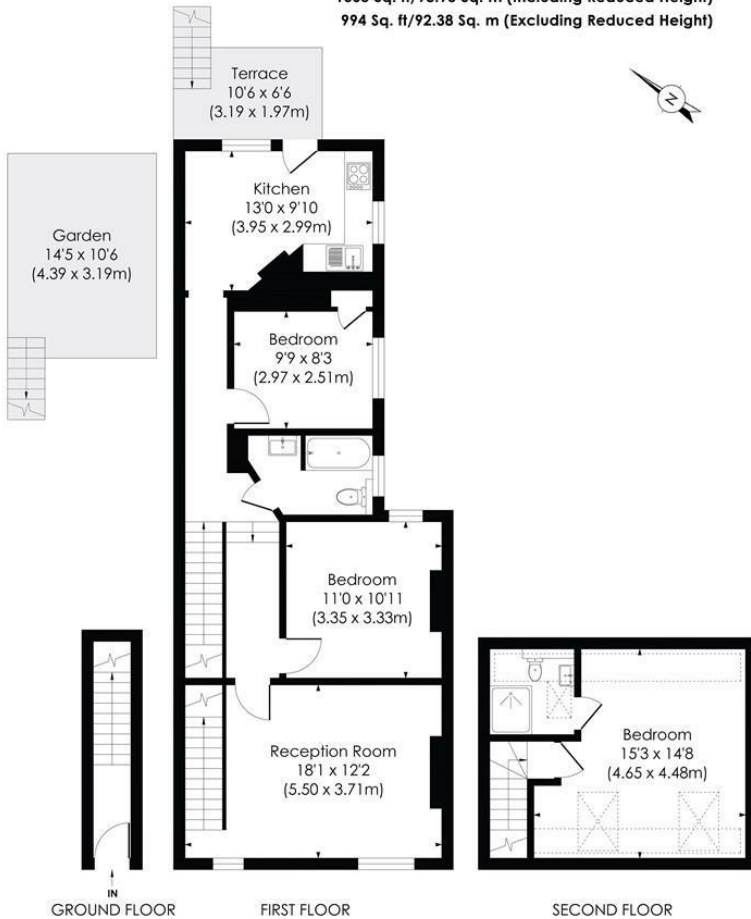
This spacious and neutrally decorated 1,065 sqft, THREE DOUBLE BEDROOM, TWO BATHROOM split-level Victorian Maisonette has generous sized kitchen/dining room, a large reception room and a charming private terrace with steps down to a secluded garden. Perfectly located within the Wimbledon Chase Primary School Admissions Priority Area and within easy access to both Wimbledon Chase and Raynes Park Stations and Shops. Offered to the market with no onward chain. Sold with Freehold for both upstairs and downstairs flats.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

1065 Sq. ft./98.95 Sq. m (Including Reduced Height)

994 Sq. ft./92.38 Sq. m (Excluding Reduced Height)



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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.

- Three Double Bedroom - Two Bathroom
- 1,065 sqft Split Level Victorian Maisonette
- Private Terrace And Secluded Garden
- Wimbledon Chase Primary School A.P.A
- Close To Wimbledon Chase And Raynes Park Stations
- Freehold For Full Building
- Generous Sized Kitchen/Dining Room
- No Onward Chain
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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