

**Vernon Avenue
Raynes Park, SW20 8BW**

£450,000 Leasehold - Share of Freehold



This attractive TWO DOUBLE BEDROOM, split-level maisonette has a superb open plan kitchen/dining family room, a modern bathroom and two good sized double bedrooms. Perfectly located for access to both Raynes Park and Wimbledon Chase Station and Shops.

VERNON AVENUE, SW20

Approx. Gross Internal Floor Area

716 Sq. ft/66.56 Sq. m (Including Reduced Height)

607 Sq. ft/56.36 Sq. m (Excluding Reduced Height)

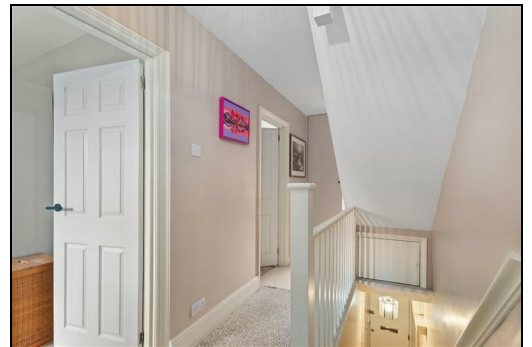


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Two Double Bedroom - 1st and 2nd floor
- Edwardian Apostle Maisonette
- Superb Open Plan Kitchen/Dining/Reception Room
- Modern Bathroom
- Attractive Brick Fronted Facade
- Easy Access to Raynes Park Station and Shops
- Easy Access to Wimbledon Chase Station and Shops
- Share of Freehold
- EPC - C
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(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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