

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

Offers In Excess Of £325,000 Leasehold



This 684 sq ft two double bedroom, split level conversion flat has a private south-facing garden and useful garage. It is located within easy access to both Raynes Park and Wimbledon Chase Station and would make for an ideal first/second time purchase or buy to let investment. Offered to the market with no onward chain.

BUSHEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 684 SQ FT - 63.56 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 114 SQ FT - 10.63 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 121 SQ FT - 11.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

- Two Double Bedroom
- Split Level Conversion
- South Facing Garden
- Garage To Rear
- No Onward Chain
- Ground Rent - £100 PA
- Lease Remaining - 91 Years
- No Service Charge
- EPC Rating - D
- Council Tax Band - B



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	
56	71
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.

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