

Abbott Avenue Raynes Park, SW20 8SG

£450,000 Leasehold

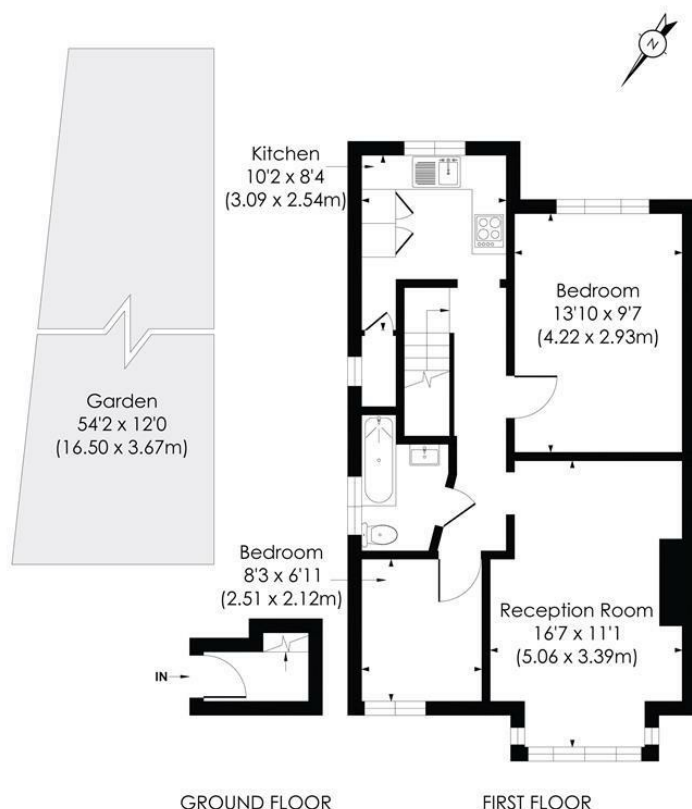


This superb TWO BEDROOM first floor Maisonette has its own private South Facing garden with home office/outside shed, a modern fitted kitchen and bathroom and ownership of the loft space with planning permission granted to create an additional two bedrooms and a bathroom. Located on a quiet cul de sac close to Raynes Park Station (0.5 Miles) and Wimbledon Chase (0.5 Miles). 100+ year lease remaining.

ABBOTT AVENUE, SW20

Approx. Gross Internal Floor Area

592 Sq. ft/55.01 Sq. m

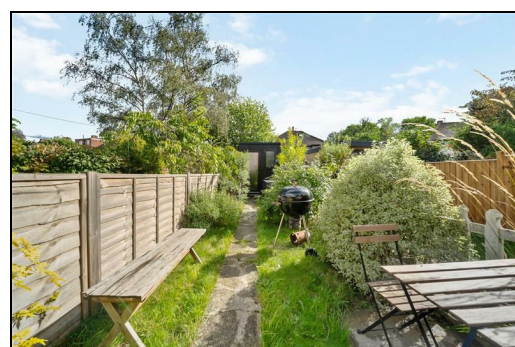
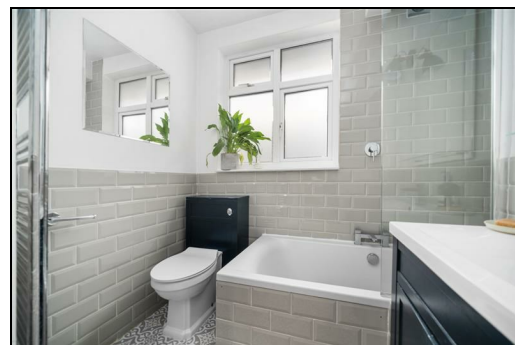


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- Two Bedroom First Floor Maisonette
- Modern Fitted Kitchen and Bathroom
- Private South Facing Garden with Home Office/Outside Shed
- 0.5 Miles To Raynes Park Station and High Street
- 0.5 Miles to Wimbledon Chase Station and Shops
- Ownership of Loft Space with Planning Permission Granted
- Quiet Cul De Sac Location
- 100 Year Plus Lease with Low Outgoings
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	66	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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