

**West Barnes Lane
Raynes Park, SW20 0BE**

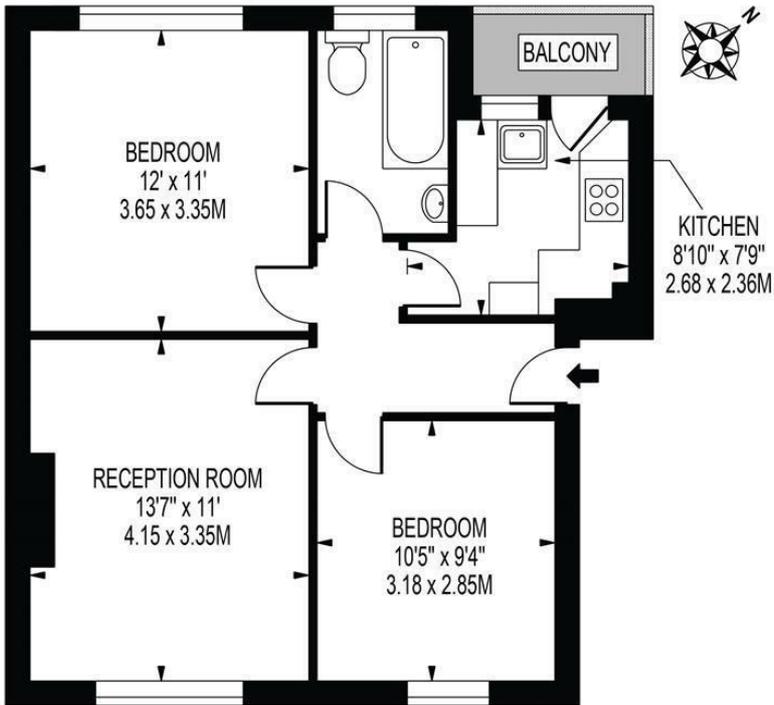
Offers In Excess Of £400,000 Leasehold



This conveniently located TWO DOUBLE BEDROOM, first floor apartment is beautifully presented throughout and offered with no onward chain and a long lease of 989 years. There is a lovely modern kitchen and bathroom, a spacious reception room and two well-proportioned bedrooms. Located only 0.2 Miles from Raynes Park Station.

CRANLEIGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 557 SQ FT - 51.71 SQ M



FIRST FLOOR

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 Bedrooms
- First Floor Apartment
- Beautifully Presented
- Modern Kitchen & Bathroom
- Communal Garden
- 0.2 Miles From Raynes Park Station
- Lease remaining 989 Years
- No Onward Chain
- EPC - C
- 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		72	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

