

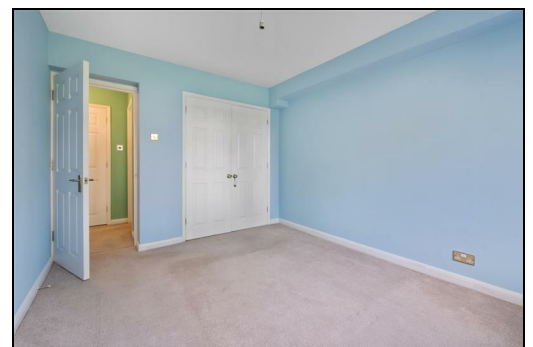
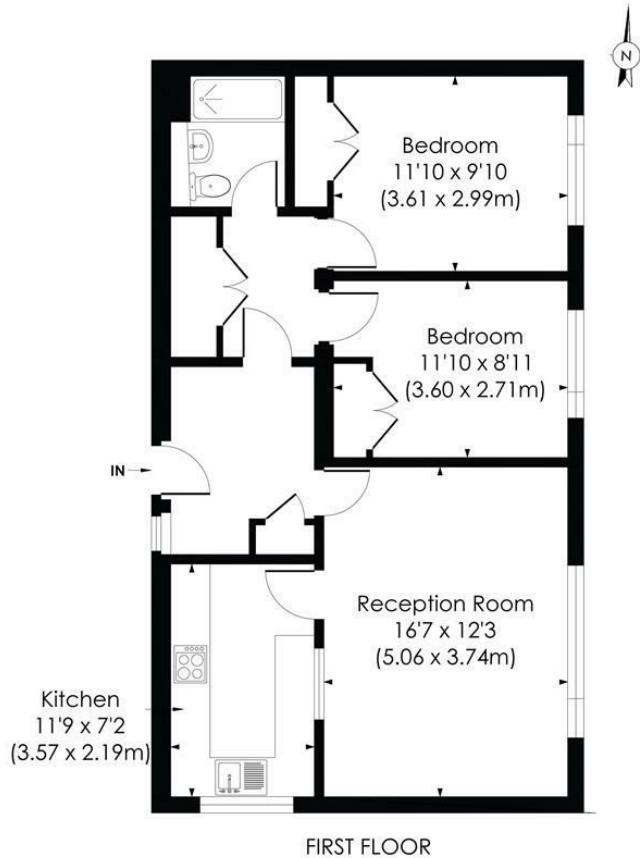
## Grand Drive Raynes Park, SW20 9DR

£450,000 Leasehold



**GRAND DRIVE, SW20**

Approx. Gross Internal Floor Area  
**728 Sq. ft/67.59 Sq. m**



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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 Bedrooms
- Open Plan Kitchen Living Room
- Garage
- 92 Year Lease
- Ground Rent £350.00 Per Annum
- Service Charge £2200.00 Per Annum
- 0.3 Miles To Raynes Park Station And High Street
- No Onward Chain
- EPC Rating - D
- Council Tax Band - C

Energy Efficiency Rating		Current	Possible
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	62	81
E	(39-54)		
F	(21-38)		
G	(1-20)		
Most energy efficient - higher running costs			
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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