

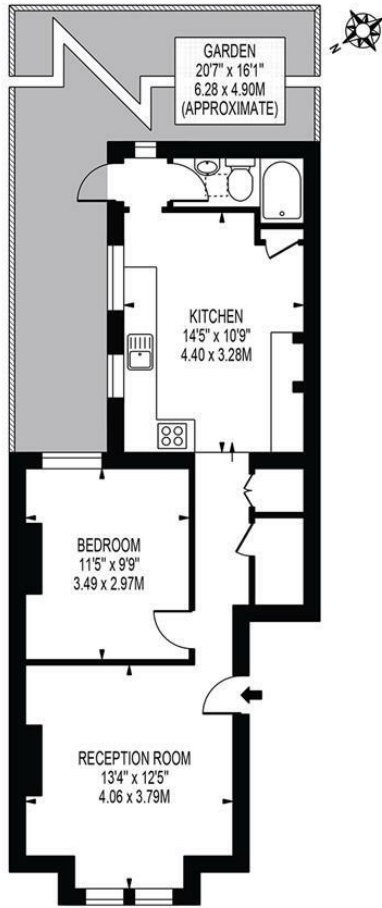
**Kingston Road  
Raynes Park, SW20 8DT**

**Offers In Excess Of £375,000 Leasehold - Share of Freehold**



**This lovely (541sqft - 50.24sqm) ONE DOUBLE BEDROOM Victorian Conversion flat (circa 1900) has a lovely South Facing rear garden, a spacious kitchen/dining room and a modern bathroom. Perfectly located for both Raynes Park Station (0.4 Miles) and Wimbledon Chase Station (0.4 Miles). OFFERED TO THE MARKET WITH NO ONWARD CHAIN.**

**KINGSTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.24 SQ M



**GROUND 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.

- One Double Bedroom (541sqft - 50.24sqm)
- Victorian Conversion Flat circa 1900
- South Facing Rear Garden
- Superb Kitchen/Dining Room
- Share Of Freehold
- No Onward Chain
- Close To Raynes Park Station (0.4 Miles)
- Close to Wimbledon Chase Station (0.4 Miles)
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	62	72
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
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**

