

**Dupont Road  
Raynes Park, SW20 8EH**

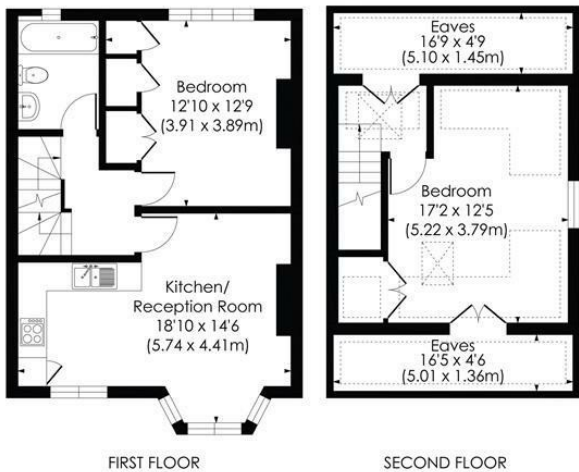
**Offers In Excess Of £500,000 Leasehold**



**This stunning 924 sqft/85 sqm, TWO DOUBLE BEDROOM split level conversion flat is positioned on a desirable tree lined cul de sac within the Apostle area of Raynes Park. There is a superb, secluded West facing garden with summer house, two very good double bedrooms, a modern bathroom and a beautiful open plan kitchen/dining/reception room. Conveniently located for ample transport and shopping options via, Raynes Park, Wimbledon Chase and Wimbledon and within easy access for the A3, David Lloyd and the open space of Wimbledon Common.**

**DUPONT ROAD, SW20**

Approx. Gross Internal Floor Area  
**924 Sq. ft/85.82 Sq. m (Incl. RHH)**  
**642 Sq. ft/59.68 Sq. m (Excl. RHH)**



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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.  
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- 924 sqft / 85 sqm - Two Double Bedrooms - Split Conversion Flat
- Desirable cul de sac within the "Apostle" area of Raynes Park
- Secluded, West Facing Garden with Summer House
- Superb Open Plan Kitchen/Dining/Reception Room
- 0.3 Miles to Wimbledon Chase Station, Shops and David Lloyd
- 0.5 Miles To Raynes Park Station and Shops
- Easy Access to Wimbledon, Wimbledon Common and the A3
- 141-Year Lease Remaining - Low Service Charges
- EPC - C
- Council tax - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	75
(39-54) E			
(21-38) F			
(1-20) G			
Not 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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