

**Wyke Road  
Raynes Park, SW20 8RP**

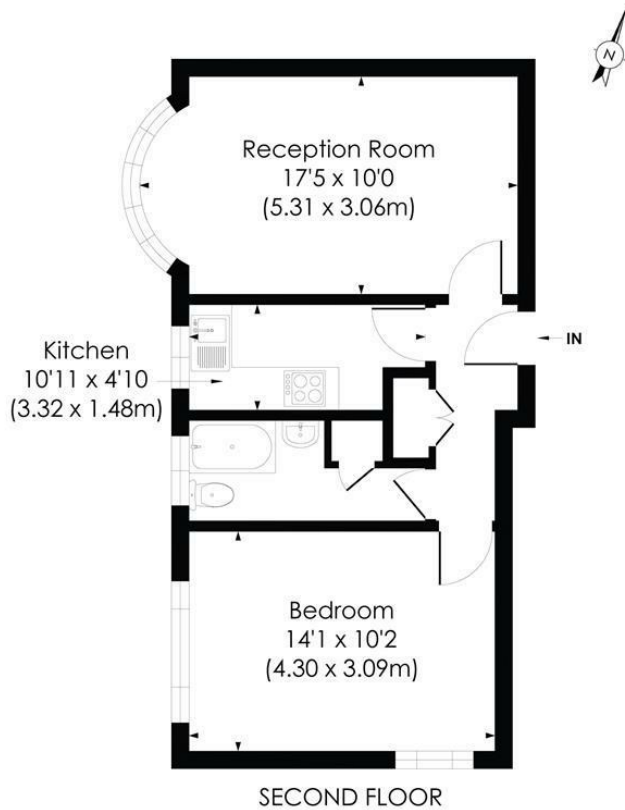
**Offers In Excess Of £250,000 Leasehold**



**This spacious ONE DOUBLE BEDROOM, 2nd floor apartment requires cosmetic renovation throughout. Located only 0.1 Mile to Raynes Park Station and High Street. No onward chain.**

**WYKE ROAD, SW20**

Approx. Gross Internal Floor Area  
**461 Sq. ft/42.81 Sq. m**



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)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		72	80
		EU Directive 2002/91/EC	

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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.

- One Double Bedroom
- 2nd Floor, 1930s Art Deco Apartment
- Requires Cosmetic Updating
- Lease Length To Be Confirmed
- No Onward Chain
- 0.1 Mile to Raynes Park Station
- Service Charge Including Heating and Hot Water
- Ideal First Time Purchase or Buy To Let Investment
- EPC - C
- Council Tax Band - B

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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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