

## Abbott Avenue Raynes Park, SW20 8SG

**£450,000 Leasehold**

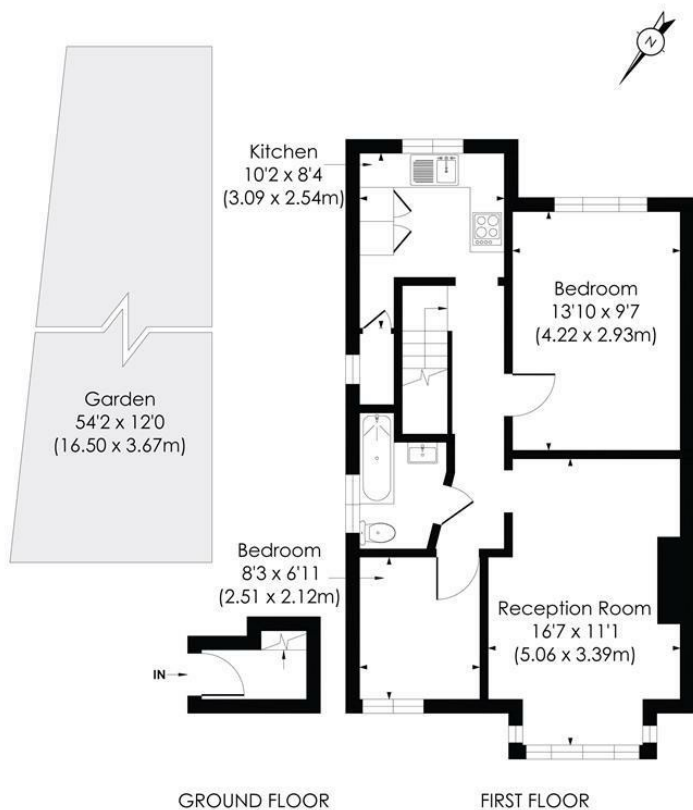


**This BEAUTIFULLY PRESENTED, TWO BEDROOM MAISONETTE positioned on a quiet 'no through road' is LOCATED ONLY 0.5 MILES TO RAYNES PARK STATION AND HIGH STREET. This is an ideal first time purchase with modern kitchen and bathroom ,large reception room, good sized master bedroom and access to private rear garden with home office/outside shed. potential to extend S.T.P.P, 100+ year lease remaining.**

# ABBOTT AVENUE, SW20

Approx. Gross Internal Floor Area

592 Sq. ft/55.01 Sq. m

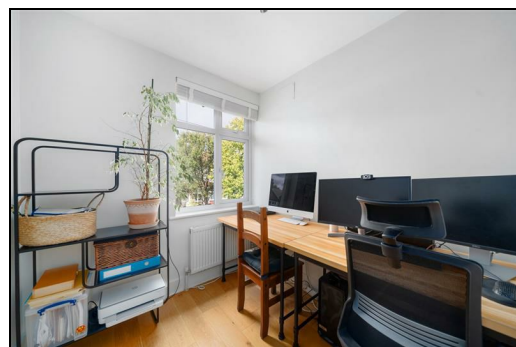
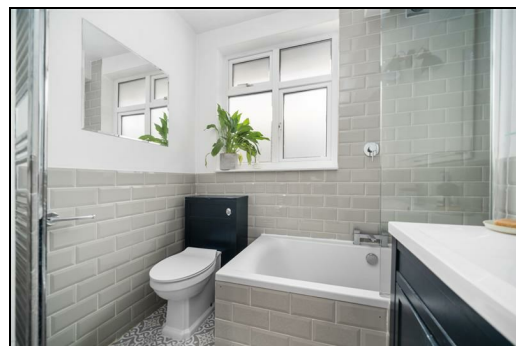


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PROPERTY MARKETING

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 bedroom Maisonette
- First Floor
- Modern Fitted Kitchen
- 0.5 Miles To Raynes Park Station
- Large Reception Room
- Home Office/Outside Shed
- Potential To Extend S.S.T.P
- Cul-De-Sac Location
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	66	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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