

Ellisons

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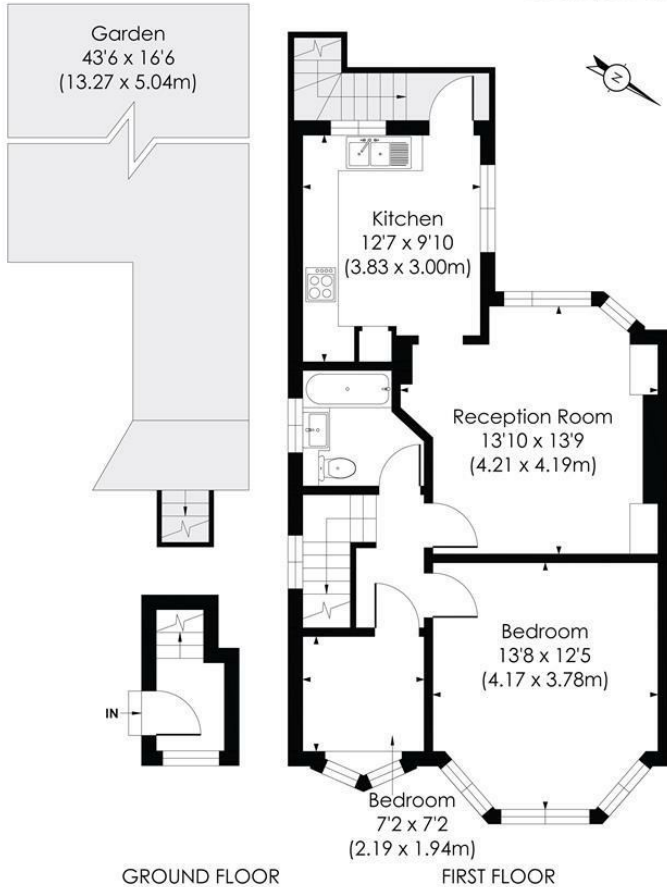
**Aboyne Drive
Raynes Park, SW20 0AL**

£400,000 Leasehold



ABOYNE DRIVE, SW20

Approx. Gross Internal Floor Area
632 Sq. ft/58.71 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.

- Beautifully presented two-bedroom first-floor maisonette
- Superb private rear garden, with decked bbq area
- Modern kitchen/dining room with plenty of space for dining
- Separate reception room with views over golf course
- Stylish family bathroom
- Ideal First/Second time purchase
- Own Entrance
- Lease - 105 Years Remaining
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-91)		
B (69-80)		
C (55-68)		
D (46-54)		
E (39-45)		
F (31-38)		
G (21-29)		
Not energy efficient - higher running costs		
England & Wales	68	77
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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