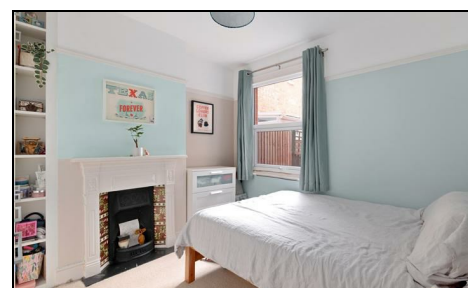


**Kingston Road
Raynes Park, SW20 8JP**

Fixed Asking Price £450,000 Leasehold

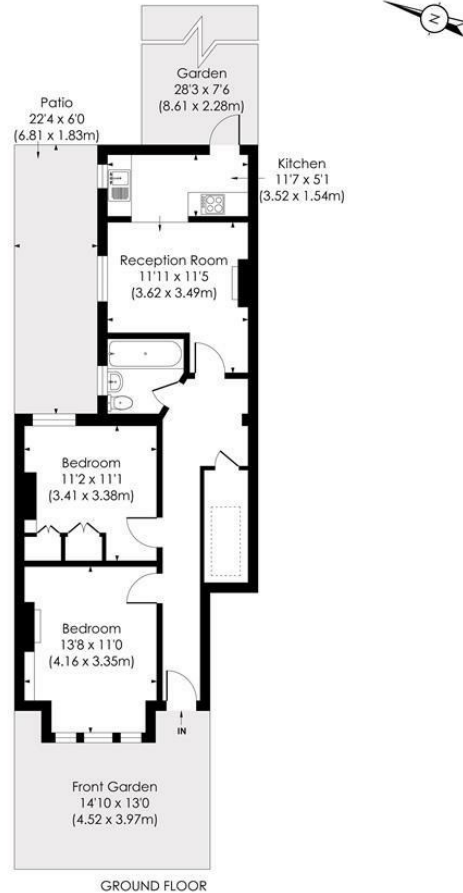


This fantastic and versatile 660 sqft TWO DOUBLE BEDROOM, ground floor Victorian Maisonette is beautifully presented throughout and has both a private rear garden (landscaped) and side garden. Ideally located for Wimbledon Chase Station, Shops and Well-regarded Schools and for easy access to both Raynes Park High Street and Station.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

660 Sq. ft/61.30 Sq. m

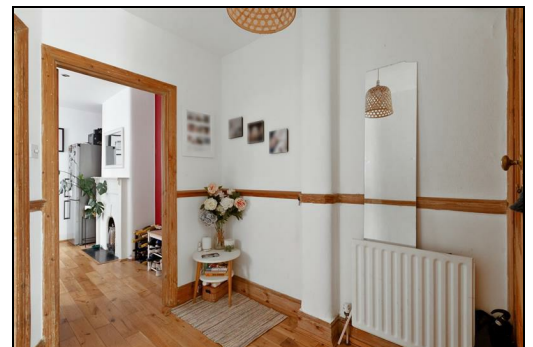
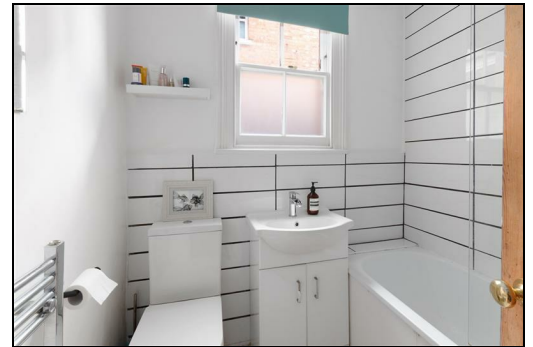


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PROPERTY MARKETING

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 Double Bedroom - Ground Floor Maisonette
- 660 sqft Victorian Maisonette With Attractive Brick Fronted Facade
- Close To Wimbledon Chase Station And Well-Regarded Schools
- Close To Raynes Park Station And High Street
- Private Rear And Side Gardens
- Beautifully Presented Throughout
- 171 Year Lease Remaining
- Ideal First/Second Time Purchase
- 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 (21-30)		
Not energy efficient - higher running costs		
England & Wales	60	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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