

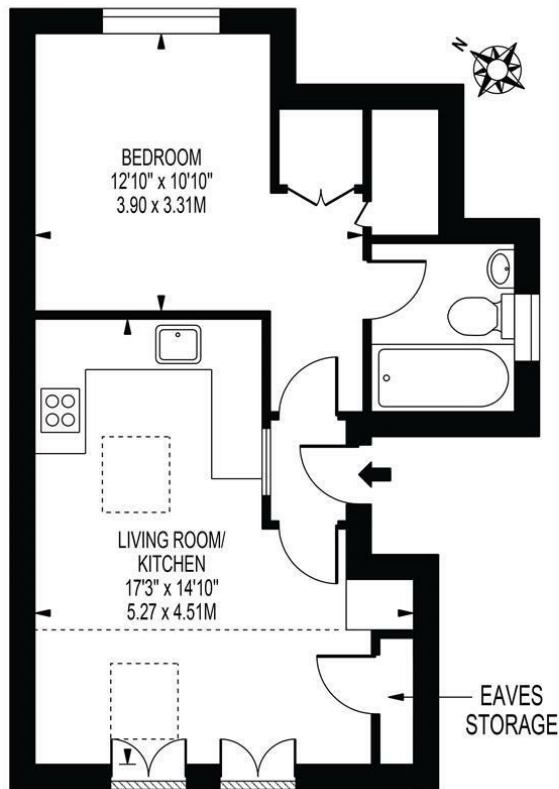
**Worple Road
Raynes Park, SW20 8PR**

£1,600 Per Month



****AVAILABLE 16th OCTOBER 2026**** Ellisons are pleased to market this one bedroom, top floor conversion flat, with large communal garden, located on the ever convenient Worple Road, located between Raynes Park and Wimbledon town centres and stations. The property benefits from lots of natural light, and features an open plan kitchen / lounge, bedroom with storage space and modern fitted bathroom. Offered Furnished. Call now to arrange your viewing!

WORPLE ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 419 SQ FT - 38.90 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 78 SQ FT - 7.20 SQ M



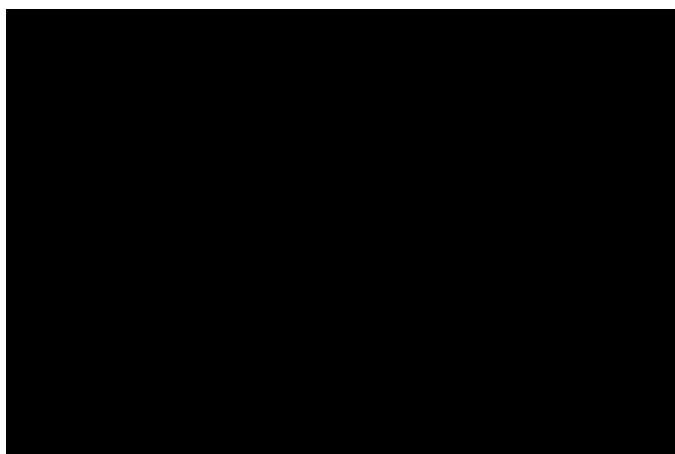
THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- One Bedroom Flat
- Good Transport Links
- Communal Garden
- Off Street Parking
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
 of successful Sales and
 Lettings in Merton**

