

# Flat 11 Thornton Court Raynes Park, SW20 9HJ

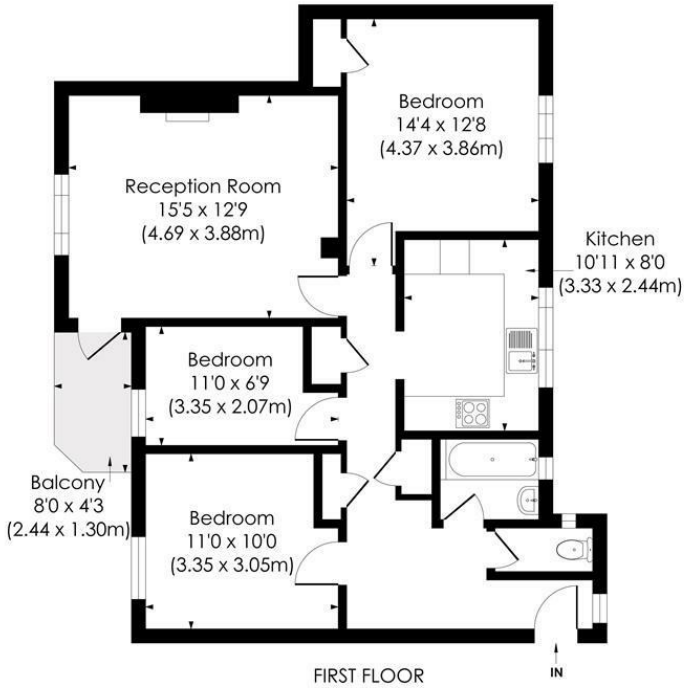
£385,000 Leasehold



In Excess of 800 sq ft and in excellent condition throughout, this spacious three bedroom first floor purpose built apartment with a long lease, private balcony and parking is enviably located off Grand Drive in the heart of the Cannon Hill area, SW20. Comprising a well-appointed reception, two large double bedrooms and additional third bedroom, separate kitchen and both a family bathroom plus W/C. Boasting copious storage throughout and benefitting from its bright and airy aspect, this is a superb first time purchase or buy to let investment. Equidistant to Raynes Park, Motspur Park Train Stations as well as Morden Northern Line Tube and South Merton Thameslink, offering excellent transport link options.

**GRAND DRIVE, SW20**

Approx. Gross Internal Floor Area  
**828 Sq. ft/76.96 Sq. m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**pixangle** PROPERTY MARKETING  
 © Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 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.

- First Floor Purpose-Built Apartment
- Three Bedrooms
- In Excess of 800 sq ft
- In Superb Condition Throughout
- Private Balcony & Parking
- Desirable Location in SW20
- Leasehold - 121 Years Remaining
- Service Charges - £1098.64 per annum, Ground Rent - £100 per annum
- EPC Rating - C
- Merton Council Tax Band - C

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**