

## Grand Drive Raynes Park, SW20 9NF

**£335,000 Leasehold**

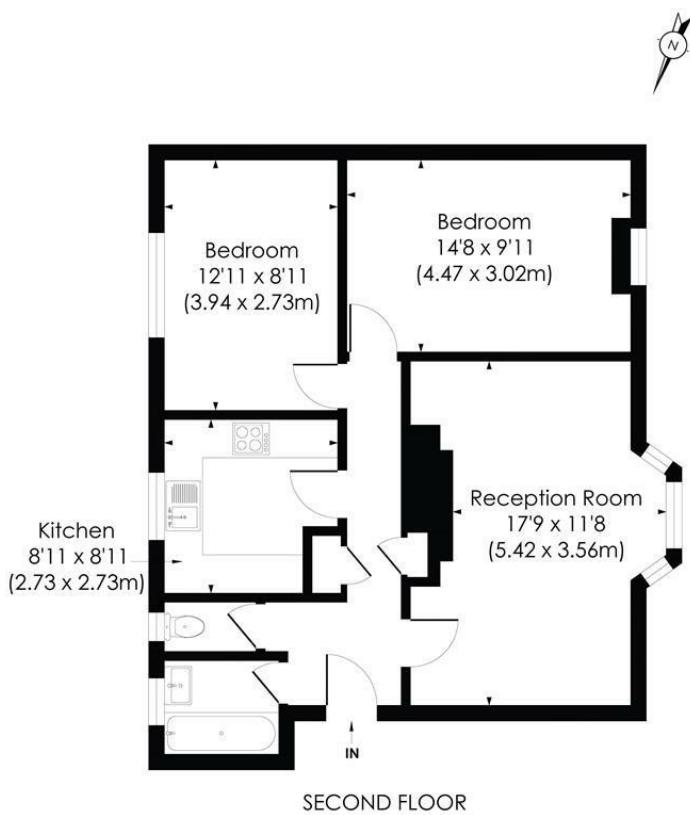


**This spacious 715 Sq.ft. TWO DOUBLE BEDROOM top floor apartment with private loft storage and private bike/storage shed is located with easy access to Raynes Park, Morden, Wimbledon and Motspur Park. Close to local shops, bus connections and amenities. An ideal first/second time purchase or buy to let investment. There is a superb sized reception room with fireplace, modern kitchen, separate w.c and family bathroom. There is also communal grounds, residents parking, double glazing, gas central heating, shared hallway storage. Offered to the market with NO ONWARD CHAIN.**

## GRAND DRIVE, SW20

Approx. Gross Internal Floor Area

704 Sq. ft/65.44 Sq. m



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PROPERTY MARKETING

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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.

- 715 sqft - Two Double Bedroom
- Top Floor Apartment
- Lease: 112 year remaining
- No Onward Chain
- Easy Access to Raynes Park and Morden
- Spacious Reception Room
- Modern Kitchen and Bathroom
- Bike Storage Shed - Private Loft Storage
- Energy Performance Certificate Rating - C
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-80)		B	
(69-68)		C	
(55-54)		D	
(39-34)		E	
(21-18)		F	
(1-12)		G	
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

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