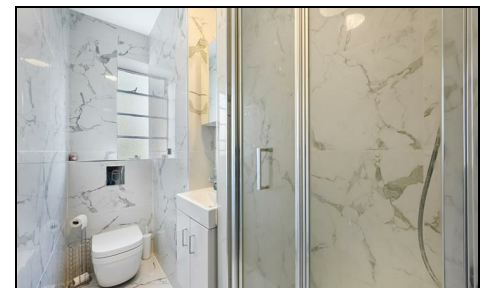
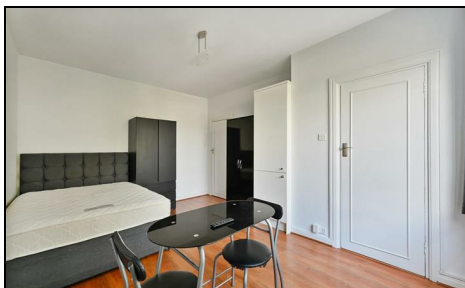


## Wyke Road Raynes Park, SW20 8RP

£1,300 PCM



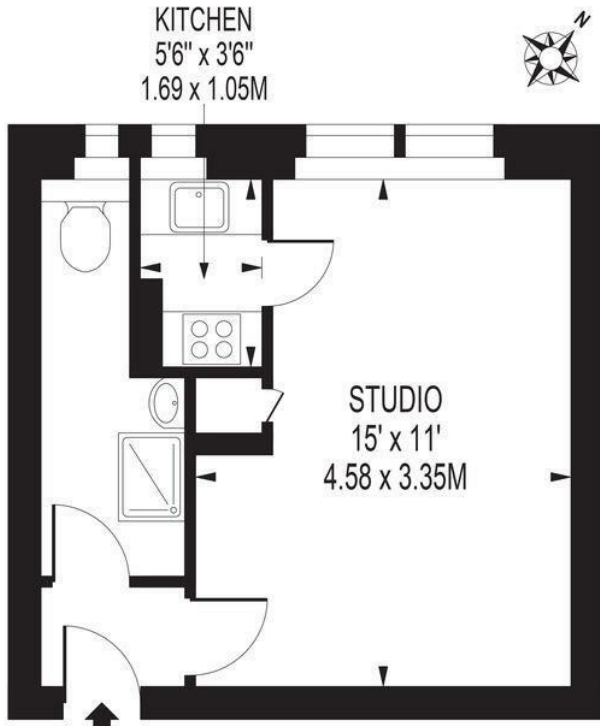
VACANT - MODERN purpose built second floor studio flat with LIFT TO THE BUILDING. Located just 0.2 miles from Raynes Park train station, local shops and restaurants. The studio features laminate flooring, a recently refurbished kitchen and shower room with washer/dryer.

The rent includes hot water and heating from a communal boiler.

EPC band C. Council tax band A.

# LANGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 239 SQ FT - 22.17 SQ M



SECOND 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.



- Studio flat
- Modern kitchen and shower room
- Laminate flooring
- Lift to the building
- Hot water and heating included in the rent
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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**

