

West Barnes Lane Raynes Park, KT3 4PW

£1,750 Per Month



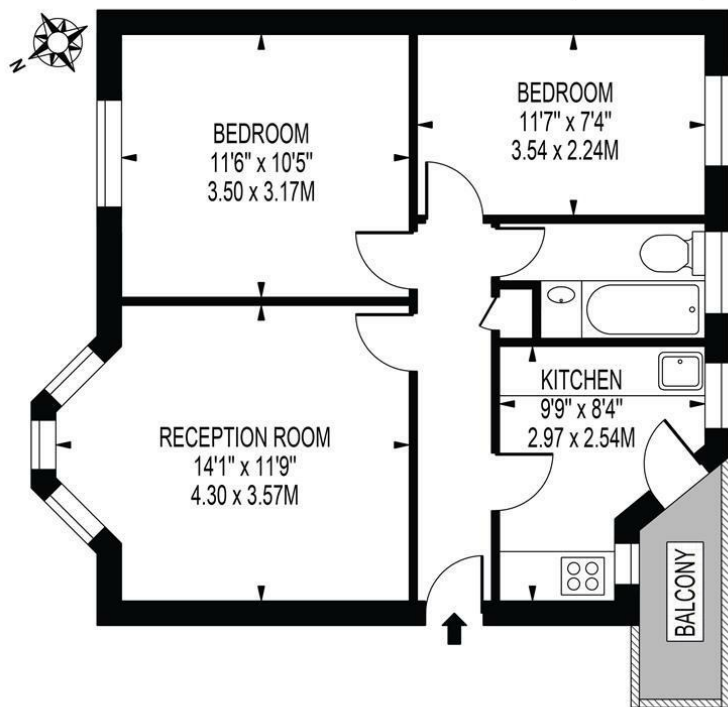
This TWO DOUBLE BEDROOM second floor apartment is located within easy access to both Raynes Park and Motpur Park Stations. A perfect property ideal for professional sharers, a couple or a small family. The flat comprises of a modern fitted kitchen, modern bathroom spacious reception room and two double bedrooms.

EPC C

COUNCIL TAX BAND C.

MALDEN COURT

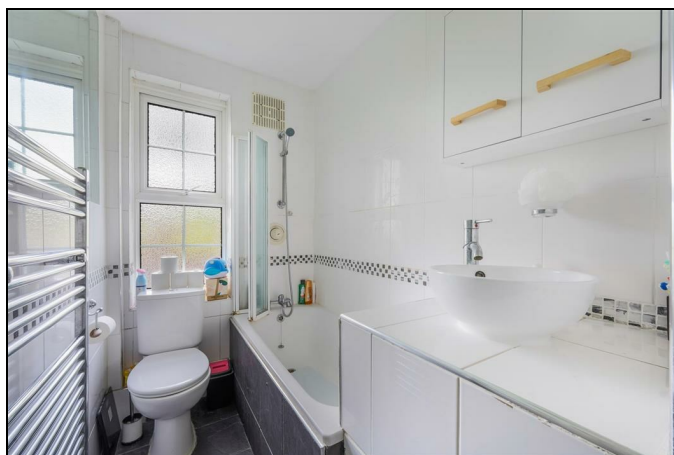
APPROXIMATE GROSS INTERNAL FLOOR AREA: 524 SQ FT - 48.68 SQ M



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.

- Two Double Bedroom
- Second Floor 1930's Apartment
- Spacious Reception Room
- Parking Available
- Close to Transport links
- First Months Advance rent
- Five Week Security Deposit
- One Weeks Rent Holding Deposit
- EPC rating - C
- Council Tax Band - C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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.

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of successful Sales and
Lettings in Merton**

