

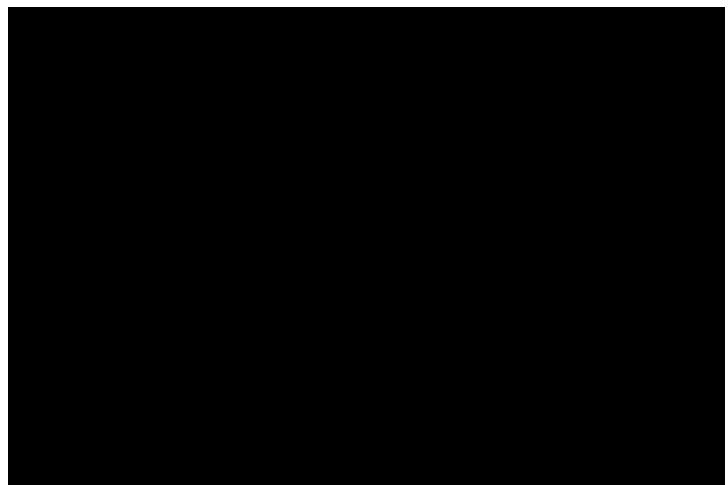
**7 Pepys Road
Raynes Park, SW20 8NJ**

£1,400 PCM



Spacious, first floor floor one bedroom conversion flat with OFF STREET PARKING located in the centre of Raynes Park, just a minutes walk from the train station and close to amenities such as Waitrose and local restaurants. Consists of a good size reception room and double bedroom, and separate kitchen.

EPC band D. Council tax band C.



- Spacious rooms
- Off street parking
- One minute walk to Raynes Park station
- Close to shops & restaurants
- Gas central heating
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one months rent
- EPC band D
- Council tax band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	65	68
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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