

Wyke Road Raynes Park, SW20 8RP

£1,250

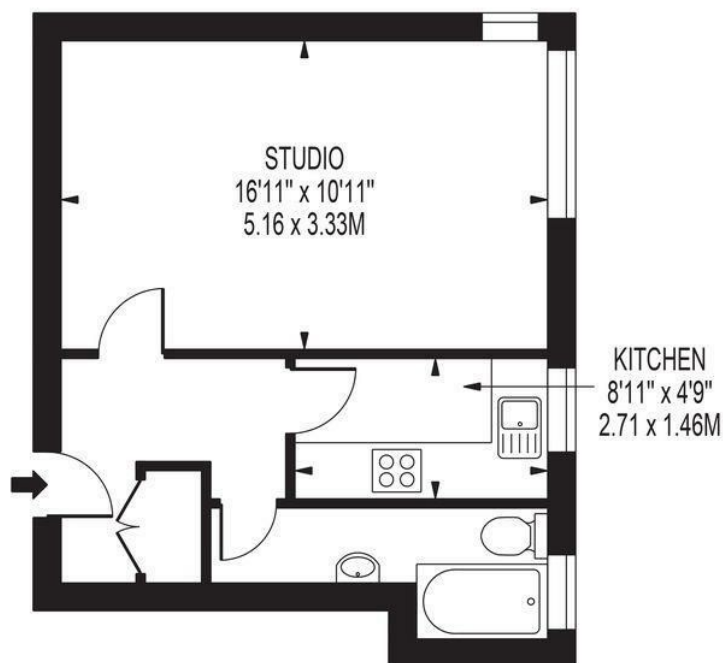


Well presented studio flat with separate kitchen. Centrally located just a few minutes walk from Raynes Park station and High Street features a range of gyms, coffee shops, Waitrose and independent restaurants. The building features a lift, and a communal boiler with **HOT WATER AND HEATING COSTS INCLUDED IN THE RENT.**

Council tax band A. EPC band C.

LANGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 334 SQ FT - 31.00 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
- Hot water and heating included in the rent
- Lift to the building
- Part furnished
- Close to Raynes Park station and amenities
- 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	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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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