

## Cannon Hill Lane Raynes Park, SW20 9HL

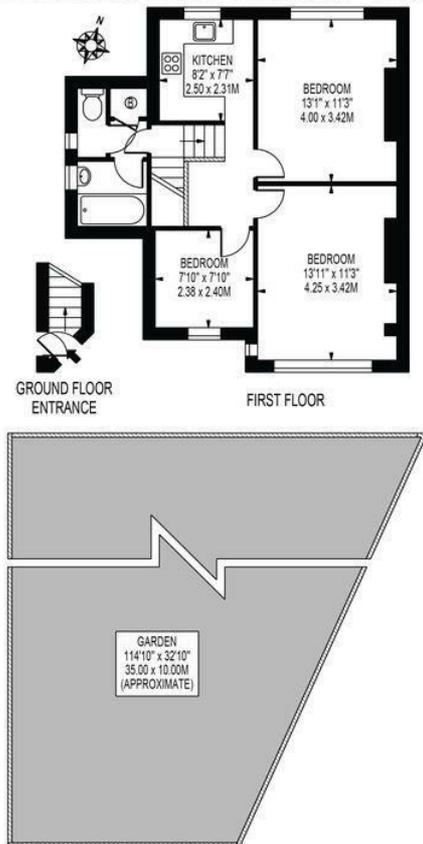
£1,750 PCM



Well presented two bedroom first floor flat with large PRIVATE GARDEN. Located along bus routes to both RAYNES PARK STATION and MORDEN underground and town centre. With a CONTEMPORARY MODERN finish throughout, the property benefits from separate kitchen with DISHWASHER, spacious principle bedroom plus additional single bedroom/study, double glazing, a large private garden, and OFF STREET PARKING.

EPC band C. Council tax band C.

**CANNON HILL LANE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 594 SQ FT - 55.17 SQ M



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 bedrooms
- Large Private Garden
- Separate Kitchen with Dishwasher
- Off Street Parking
- Modern Bathroom
- First Months Advance Rent
- Damages Deposit = Five Weeks Rent
- Holding Deposit = One Weeks Rent
- EPC Band 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	72	77
(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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