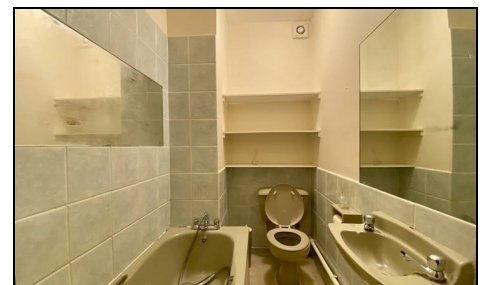


## Langham Court, Wyke Road Raynes Park, SW20 8RP

**£175,000 Leasehold**

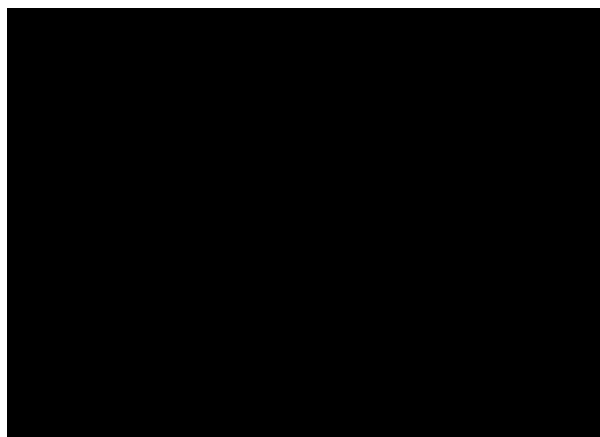
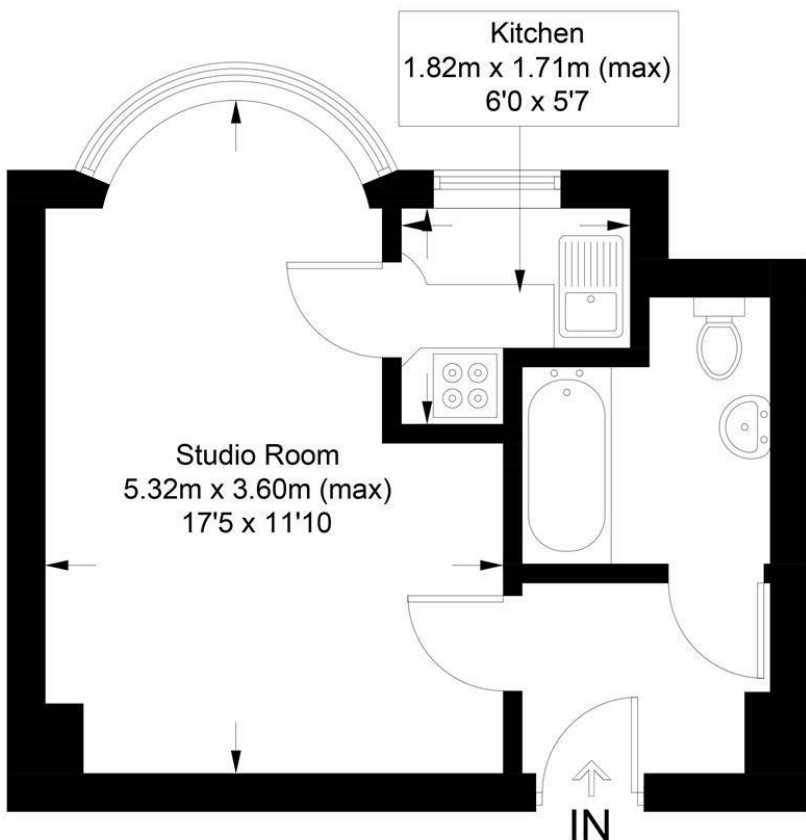


**This neutrally decorated ground floor studio apartment is located only 0.1 Mile from Raynes Park High Street and Station. An ideal buy to let investment or first time purchase. Offered to the market with no onward chain.**



## Langham Court, SW20

Approximate Gross Internal Area = 26.0 sq m / 280 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Studio Apartment
- Ground Floor
- Desirable Art Deco Development
- 0.1 Mile to Raynes Park High Street
- No Onward Chain
- Ideal Buy To Let Investment
- Ideal First Time Purchase
- Located At The Back of Development
- Neutrally Decorated
- EPC - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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