

## Meadway Raynes Park, SW20 9HY

**Offers In Excess Of £500,000 Leasehold**



**This lovely TWO DOUBLE BEDROOM, TWO BATHROOM ground floor apartment with private South facing rear garden, off street parking and side access is perfectly located for Raynes Park High Street, Station and Cannon Hill Common. An excellent first/second time purchase, buy to let investment or downsize move. There is a superb open plan kitchen/dining/family room perfect for entertaining with doors onto the South facing rear garden, two good sized double bedrooms (one with en-suite) and a modern family bathroom.**

# MEADWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 631 SQ FT - 58.58 SQ M



GROUND 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.

- Two Double Bedroom's & Two Bathroom's
- Superb Open Plan Kitchen/Dining/Family Room
- Private South Facing Garden
- Off Street Parking and Side Access
- Close To Cannon Hill Common
- 985 Years Remaining Lease
- Ground Rent - £250 P/A
- Service Charge - £300 P/A
- Council Tax Band - D
- EPC Rating - C



Energy Efficiency Rating	
Current	Potential
77	77
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

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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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