

**8 Blenheim Road  
Raynes Park, SW20 9BB**

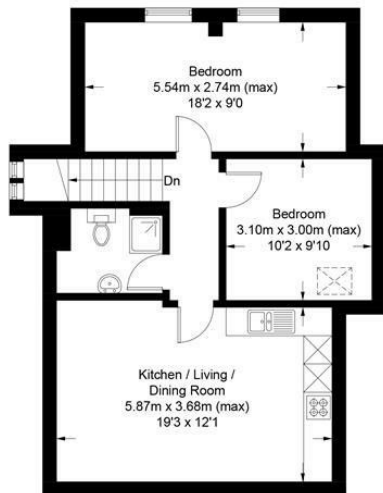
**£600,000 Leasehold**



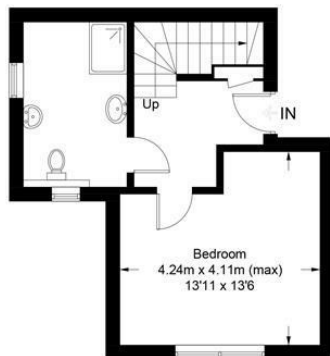
**This imposing 979 sqft split level, THREE DOUBLE BEDROOM, TWO BATHROOM Victorian conversion flat with 19'3 ft reception room, 18'2 ft bedroom, 999 year lease, beautiful communal gardens and no onward chain. Located on one of Raynes Park's most desirable roads close to the High Street and Station.**

## Blenheim Road, SW20

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft



**Second Floor**



**First Floor**

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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- Three Double Bedrooms & Two Bathrooms
- Newly Converted (974 SQFT) Duplex Apartment
- Beautiful Kitchen/Dining/Reception Room
- Allocated Parking Space
- 0.5 Miles To Raynes Park Station
- Newly Created 999 Year Lease
- Service Charge - £990.28
- Ground Rent - Peppercorn
- Council Tax Band - TBC
- Energy Performance Certificate - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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