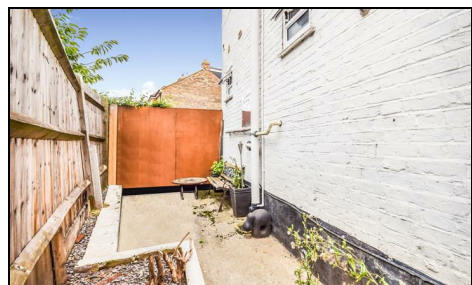


**Kingston Road
Raynes Park, SW20 8DX**

Offers In Excess Of £315,000 Leasehold - Share of Freehold



**** GUIDE PRICE £325,000 - £350,000 ** This fantastic one bedroom first floor Victorian conversion with private garden/patio and parking space is conveniently located for both Raynes Park and Wimbledon Chase Stations. An excellent first purchase or buy to let investment with good size reception room with air conditioning, bedroom and neutrally decorated kitchen and bathroom with whirlpool bath. Share of Freehold**

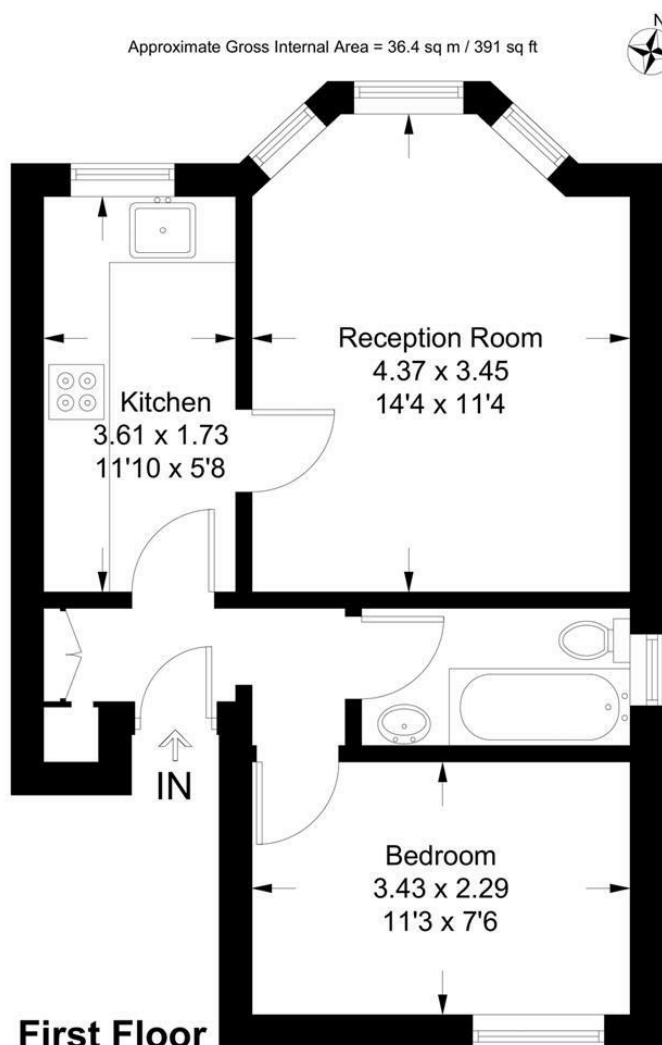


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID752713)

- One Bedroom
- First Floor Victorian Conversion
- Private Parking Space
- Garden/ Patio
- Close To Raynes Park Station
- Close To Wimbledon Chase Station
- Share Of Freehold
- Loft Space - Potential to extend S.T.P.P.
- Ideal First Time Purchase Or Buy To Let
- EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	69	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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