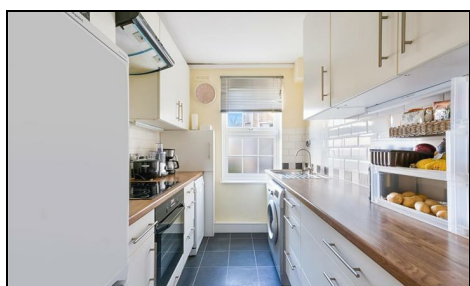


## West Barnes Lane Raynes Park, KT3 4PW

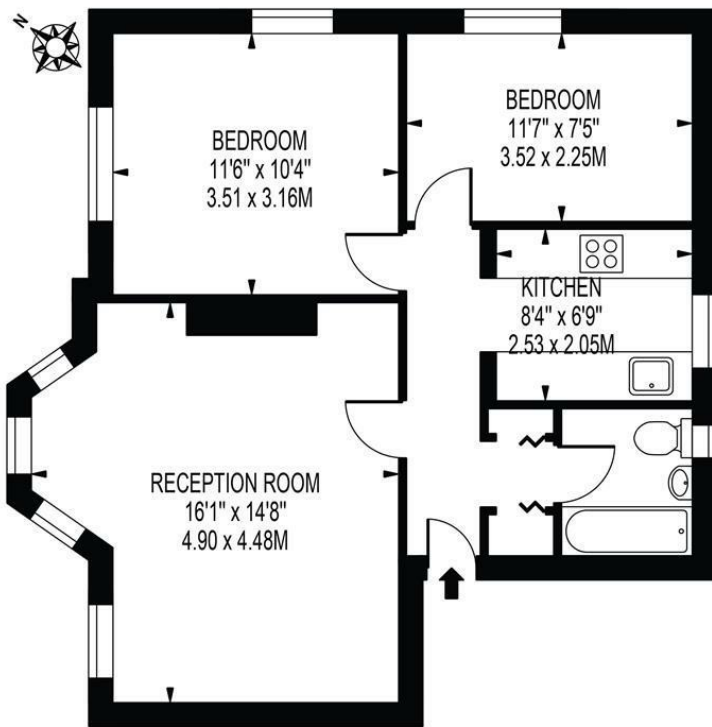
**£325,000 Leasehold**



**\*\*\* GUIDE PRICE £325,000 to £350,000 \*\*\*** This larger than average two double bedroom, first floor apartment is ideally located for both Raynes Park and Motspur Park Stations. With spacious reception room, two double bedrooms, modern kitchen and bathroom, 100 year plus lease and no onward chain.

## MALDEN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 578 SQ FT - 53.69 SQ M



FIRST 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.



- \*\*\* GUIDE PRICE £325,000 to £350,000 \*\*\*
- First Floor Apartment
- Two Double Bedrooms
- Close To Raynes Park Station
- No Onward Chain
- Ground Rent - Peppercorn
- Service Charge - £1,521.52 PA
- Lease Remaining - 128 Years
- EPC Rating - 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	81
		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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of successful Sales and  
Lettings in Merton

