



Flat, Sydney Road, Raynes Park

**£300,000**

### **Summary**

About the property: This first floor period conversion offers your own private entrance, staircase leading to hallway, fully fitted kitchen with ample wall and base-level storage, A spacious lounge/dining area with west-facing windows, double bedroom with fitted wardrobes and en-suite shower room. Has front garden with storage box. The property further benefits from new double glazing and new roof.

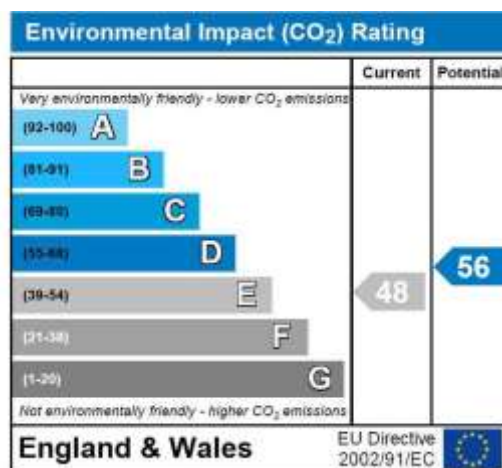
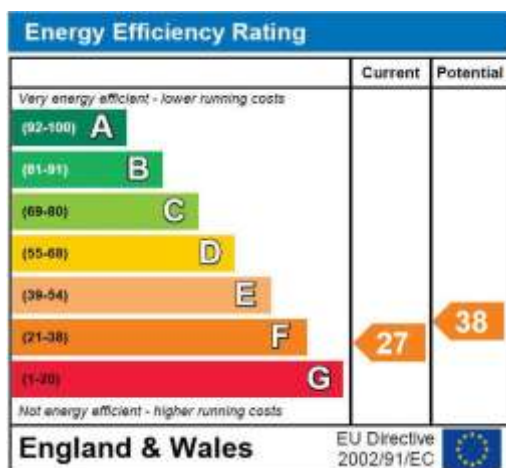
Location: The property is situated in the much sought-after 'Apostles' area of SW20. The useful amenities of Raynes Park including the David Lloyd Sports Centre, a Public Library, Waitrose, a selection of coffee shops and restaurants are close by.



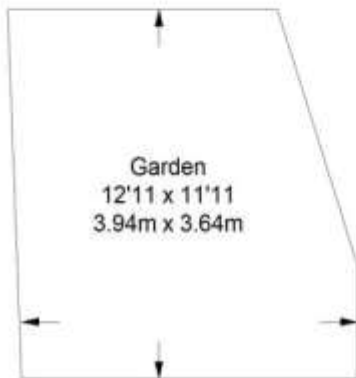
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Raynes Park mainline commuter station offers fast and frequent rail connections to London Waterloo, whilst excellent schools both in the private and state sectors are easily accessible.

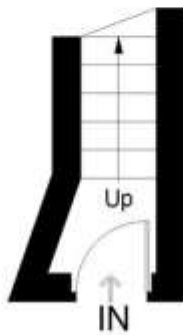
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



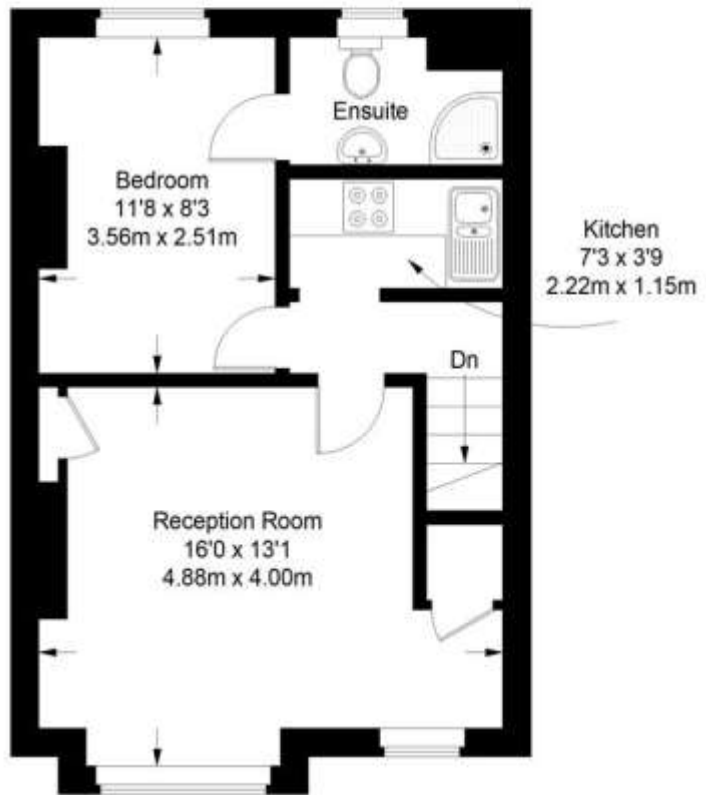
# Sydney Road



(Not In Actual Location)



Ground Floor = 21 sq ft



First Floor = 387 sq ft

Approximate Gross Internal Area  
GROUND FLOOR = 21sq ft / 1.95 sq m  
FIRST FLOOR = 387 sq ft / 35.95 sq m  
Total = 408 sq ft / 37.90 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)