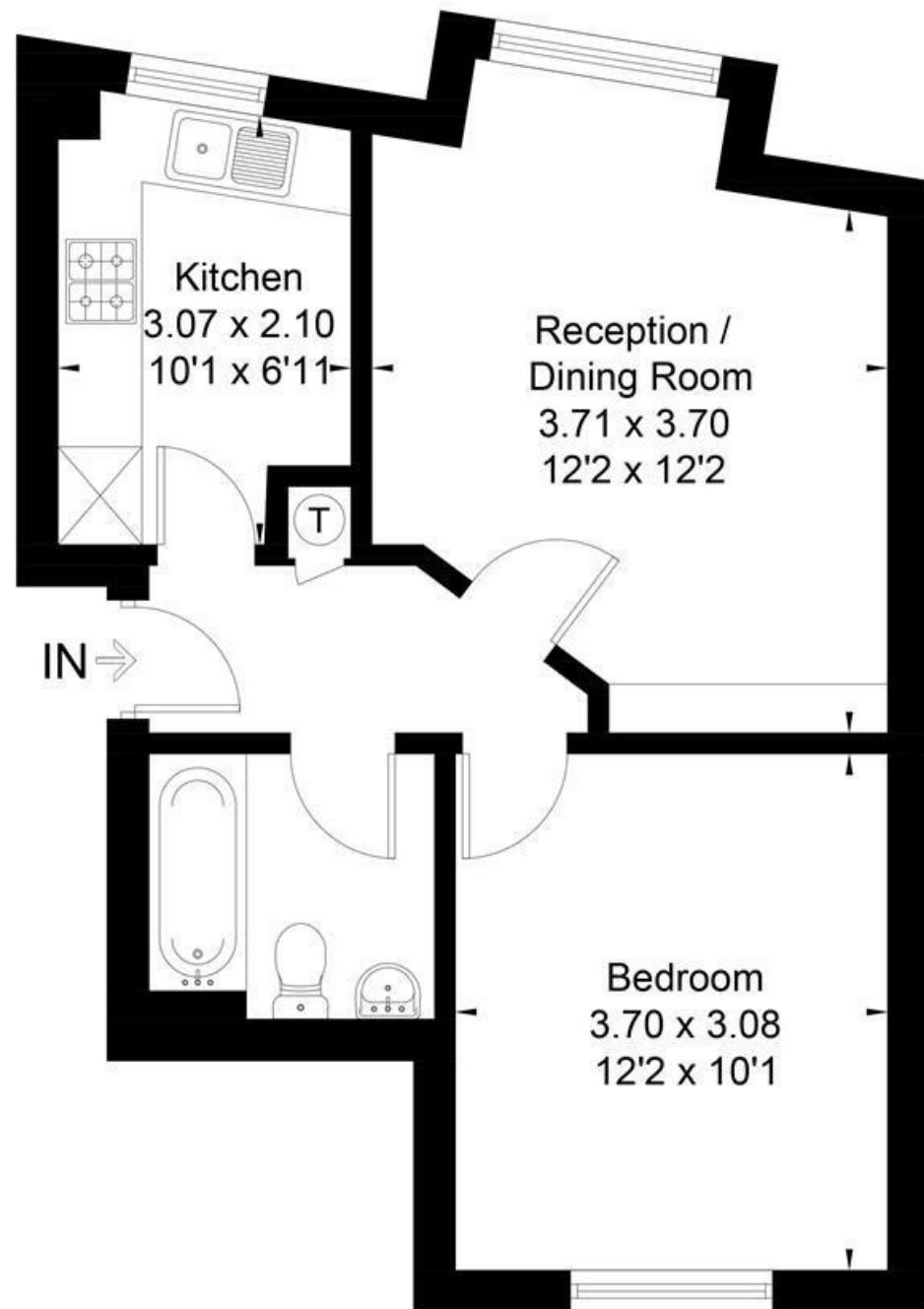


Approximate Area = 41.7 sq m / 449 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 268572

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



**508 Kingston Road, Raynes Park,
London, SW20 8DT**

£322,500 Leasehold

Fuller Gilbert are delighted to offer for sale, this bright and spacious first floor one double bedroom apartment forming part of an attractive modern development on Kingston Road in Raynes Park.

- Double Bedroom
- Spacious Living Room
- Communal Garden
- Excellent Location
- Sole Agent
- Bathroom
- Separate Fitted Kitchen
- Allocated Parking
- Ideal First Time Buy
- Virtual Tour Available

0208 947 4764

www.fullergilbert.co.uk

Fuller Gilbert & Company, 316a Worples Road, West Wimbledon, London SW20 8QU

Location

Situated in the sought after 'Apostles' area being only moments walking distance from the useful amenities of Raynes Park including a selection of coffee shops, restaurants, Public Library and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to Waterloo while the A3 provides access to major motorways.



Description

This superb apartment is on the first floor of a small development on Kingston Road. There is an arch through the flats leading to allocated parking and communal grounds. The flat itself has a living room, separate fitted kitchen, double bedroom and bathroom. Early viewing advised. We are sole agents on this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. Any intending purchaser must obtain confirmation of these facts from their solicitor.