



Viewings by appointment
0207 483 2611

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Savill Gardens, SW20 0JJ

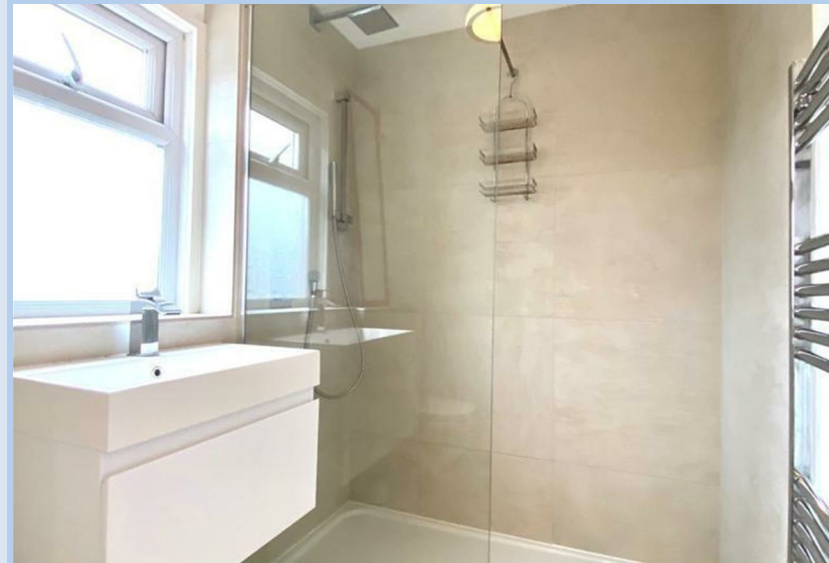
£475,000*fees apply



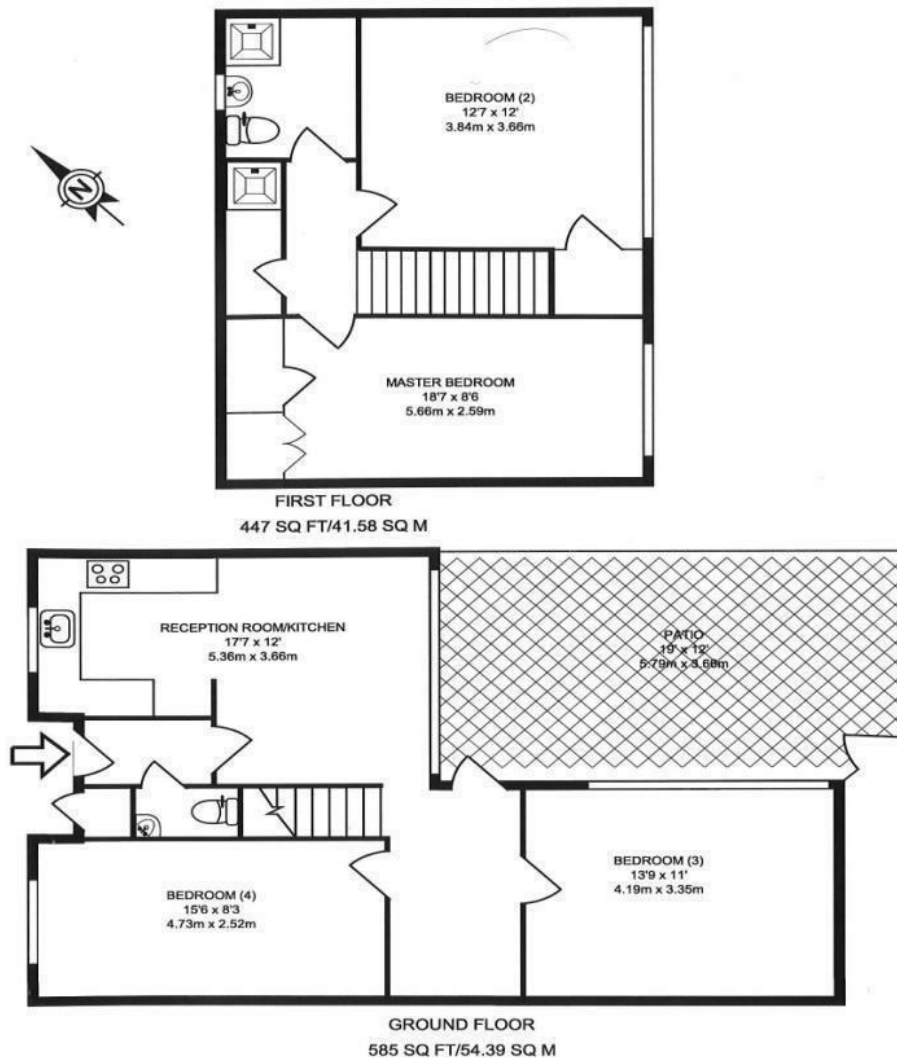
A charming four double bedroom 1032sqft / 96sqm end-of-terrace house with a mature patio garden situated within close proximity of Raynes Park Centre, train station and Kingston College. It is situated in a quite residential cul-de-sac.

The property comprises a large and bright reception room, open plan kitchen with modern appliances, rear patio garden, four generously proportioned bedrooms, two shower rooms and an additional separate wc.

This modernised house is an ideal property for all types of buyers, early viewing is highly recommended.



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- Private Garden
- Open Plan Kitchen/ Living Area
- Modern & Refurbished
- Close to Raynes Park
- Quiet Residential Cul De Sac Street
- Residents Car Parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

