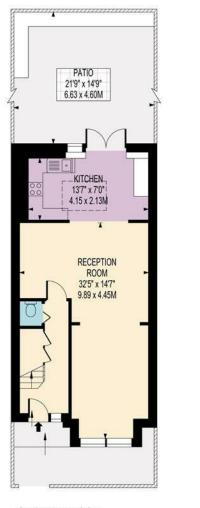
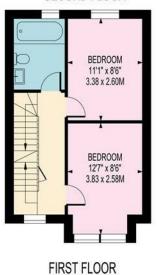
GORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1039 SQ FT- 96.50 SQ M







GROUND 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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The property is situated in the 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.

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





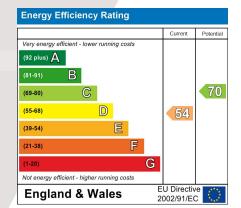






A recently refurbished terraced house situated in the 'Apostles' location and within close proximity of Raynes Park station and town centre. The property offers a large through lounge with dining area, contemporary kitchen with doors to a paved rear garden, ground floor cloakroom, three double bedrooms and two bathrooms (one being en-suite). Neutral décor throughout with wood floors on the ground floor and carpet upstairs. Offered unfurnished and available 10th October.

Early viewing highly recommended.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.