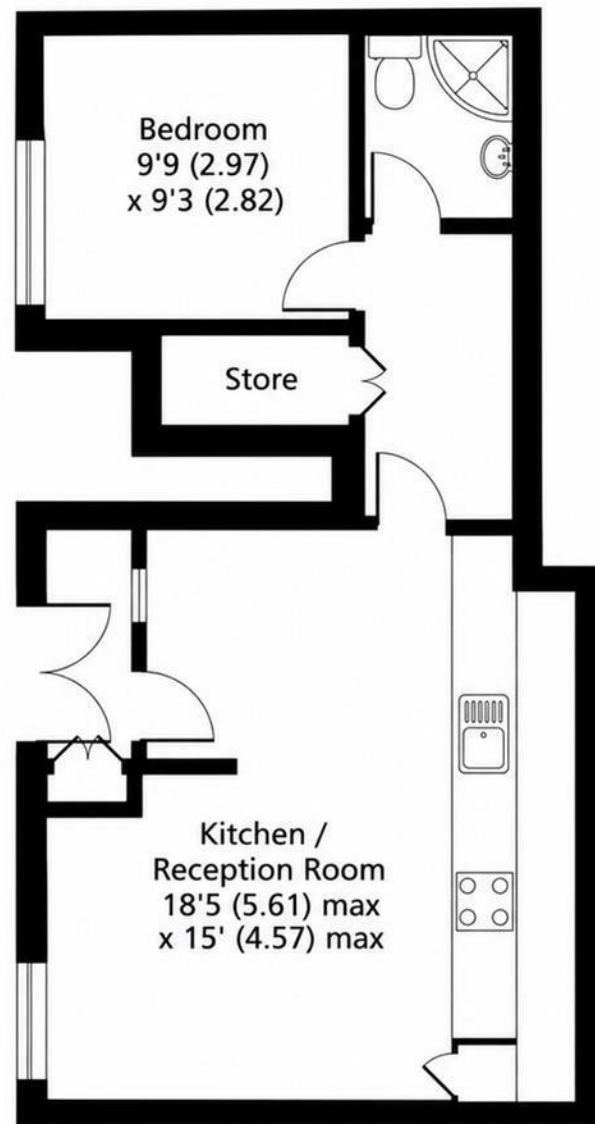




Ground Floor

Kingston Road, SW20
 Approximate Area = 476 sq ft / 44.2 sq m
 For identification only - Not to scale

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.

Edna Road, Raynes Park, London, SW20 8BS
TO RENT £1,600 Per Month



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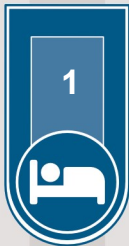


THE LOCATION

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.



THE PROPERTY

This modern one-bedroom apartment is ideally situated in the popular Apostles area of Raynes Park, just 0.3 miles from Raynes Park station, offering excellent transport links.

The property comprises a bright, open-plan living room and kitchen, double bedroom, and a contemporary bathroom suite with shower enclosure.

Some images are CGI to show how furniture could be laid out.

The apartment is offered **unfurnished and available in November**.

****Additional Information****

- ****Holding Deposit:**** £369.23 (equivalent to one week's rent)
- ****Tenancy Deposit:**** £1,846.15 (equivalent to five weeks' rent)
- ****Council Tax Band:**** C

Please note that deposit amounts are approximate and may vary depending on the final agreed rent.

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.

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		