

**Worple Road  
Raynes Park, SW20 8RE**

**£1,800 Per Month**

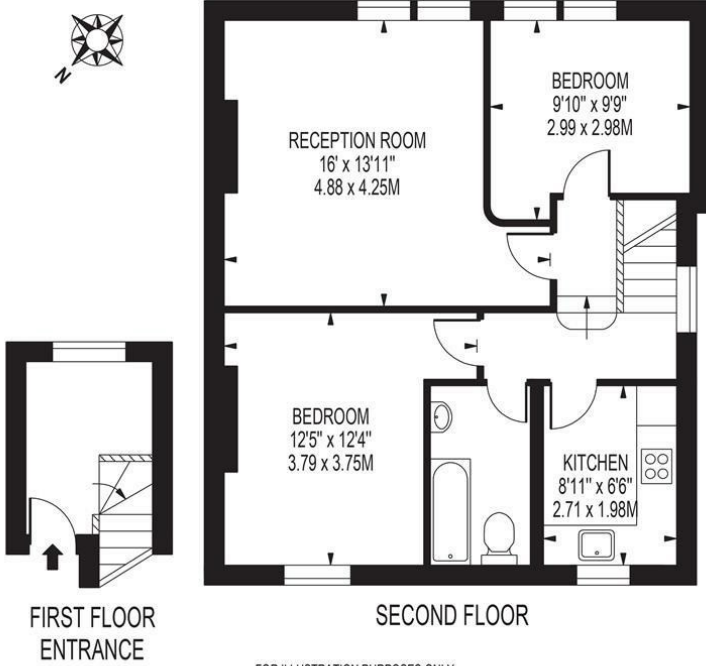


Two bedroom top floor period conversion flat, in an excellent location exceptionally close to Raynes Park train station, shops and local independent restaurants. The property offers a good size bright reception room, separate kitchen, one double bedroom with good size wardrobes, one single, and bathroom with shower above the bath.

Council Tax - C. EPC rating - D.

## WORPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 663 SQ FT - 61.58 SQ M



- Spacious Reception Room
- Two Bedrooms
- Separate Kitchen
- 0.1 Mile to Raynes Park Station
- Close to Local Shops and Restaurants
- First Months Advance Rent
- Five Week Security Deposit
- Holding Deposit - One Weeks Rent
- Council Tax Band - C
- EPC rating - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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