

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



ABBOTT AVENUE, RAYNES PARK, SW20

- 2 BEDROOM GARDEN MAISONETTE
- LANDSCAPED GARDEN WITH INSULATED GARDEN OFFICE/STUDIO
- MASTER BEDROOM WITH FITTED WARDROBES
- 20 MINUTES TO WATERLOO
- LUXURY BATHROOM JACUZZI BATH
- APPROX 9 MINUTE WALK TO RAYNES PARK STATION

£2,400 PCM

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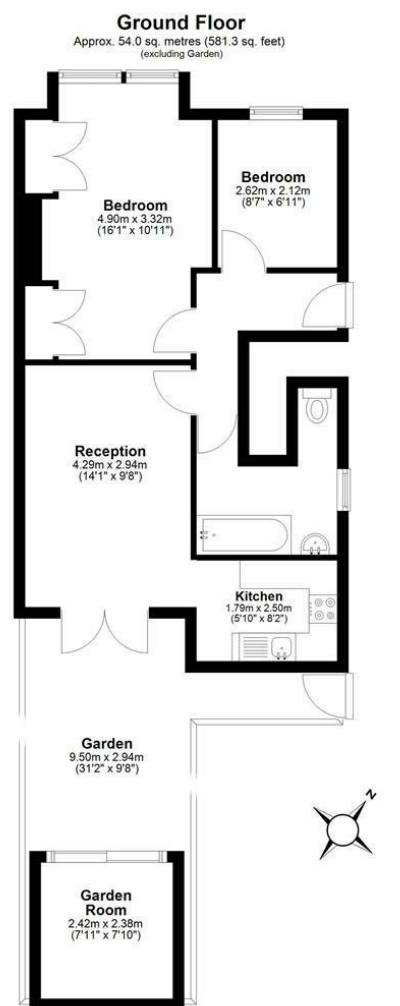
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 54.0 sq. metres (581.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

A beautifully presented two-bedroom garden maisonette in Raynes Park offering stylish modern living with several premium features throughout. The property benefits from a private garden and a fully insulated garden office with power and heating, creating an ideal work-from-home setup. High-spec additions include a Toto Washlet smart toilet, Jacuzzi bath and in the kitchen a four-way tap providing instant boiling, filtered, hot and cold water. The property combines comfort, connectivity and lifestyle appeal. Ideally suited to a professional individual or couple.

Available 7th August. Offered Furnished/Part Furnished.

Conveniently located approximately 9 minutes from Raynes Park Station, around 20 minutes into Central London and within walking distance of Wimbledon.

EPC Rating D

Merton Council Tax Band C

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating