



8 KINGSTON ROAD LONDON, SW20 8DT

**£430,000
LEASEHOLD**

This lovely, well maintained one bedroom flat is conveniently located for both central Raynes Park and the station and would be perfect for a first time buyer or as a rental investment (currently rented on an AST). It has a large double bedroom, a well lit reception room with sit down dining area, a separate kitchen and a well appointed bathroom. Overall a perfect flat!

LPM
LONDON PROPERTY MANAGEMENT



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	



LONDON PROPERTY MANAGEMENT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements