



9 Pepys Road

Guide-Price: £325,000 - £350,000

Located just moments from Raynes Park Railway Station, this one-bedroom second-floor apartment comes to the market having been kept in good condition by the current owners and perfect for first time buyers or investors.

Internally, the property benefits from a good-size lounge, bedroom with built-in wardrobes, bathroom and kitchen. Additional features include double-glazing, gas central heating and ample storage throughout.

Externally, the property benefits from a communal garden.

Raynes Park Railway Station offers swift and direct access to London Waterloo, Dorking, Hampton Court and others. In addition, there is also a variety of local buses that provide access to Wimbledon and Tooting Broadways. The A3 also provides access to the M25 and the national motorway network.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities across Wimbledon, while Raynes Park has a number of popular restaurants. There are various sports and recreational facilities including a David Lloyd, Anytime Fitness, World of Golf and Goals as well as numerous parks and green spaces. There are multiple schools in the area including Hollymount, Wimbledon Chase, Hall School and Ursuline Preparatory School.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

The entrance hall includes a storage cupboard, telephone entry system, light, smoke alarm, dado rail and radiator.

Lounge

The lounge includes a dual-casement double-glazed window, storage cupboard, light and radiator.



Kitchen

The kitchen includes a range of wall and base units with work surface area, stainless-steel sink with a mixer tap and drainer, four-ring gas hob with extractor hood, electric oven, space for washing machine, space for fridge/freezer, single-casement double-glazed window, part-tiled walls, smoke alarm and lights.



Bedroom

The bedroom includes a built-in wardrobes with sliding doors, dual-casement double-glazed windows, light and radiator.



Bathroom

The bathroom includes a pedestal wash-hand basin, panel-enclosed bath with shower hose attachment and shower screen, low-level W.C with a dual flush and concealed cistern, storage cupboard, single-casement double-glazed window, light and towel radiator.



Communal Gardens

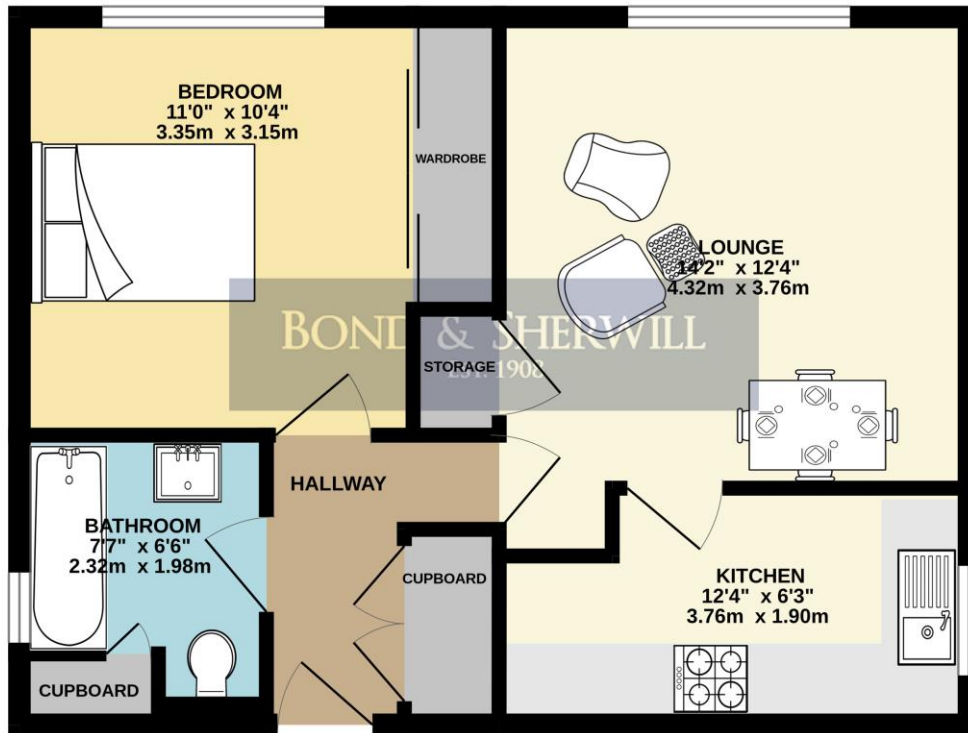
The communal gardens are mostly-laid to lawn with surround border containing a range of trees, shrubs and flowers.

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SECOND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
(92-100)	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	

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