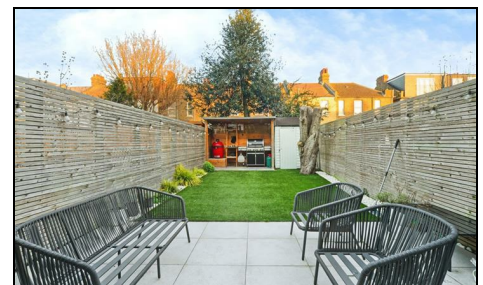


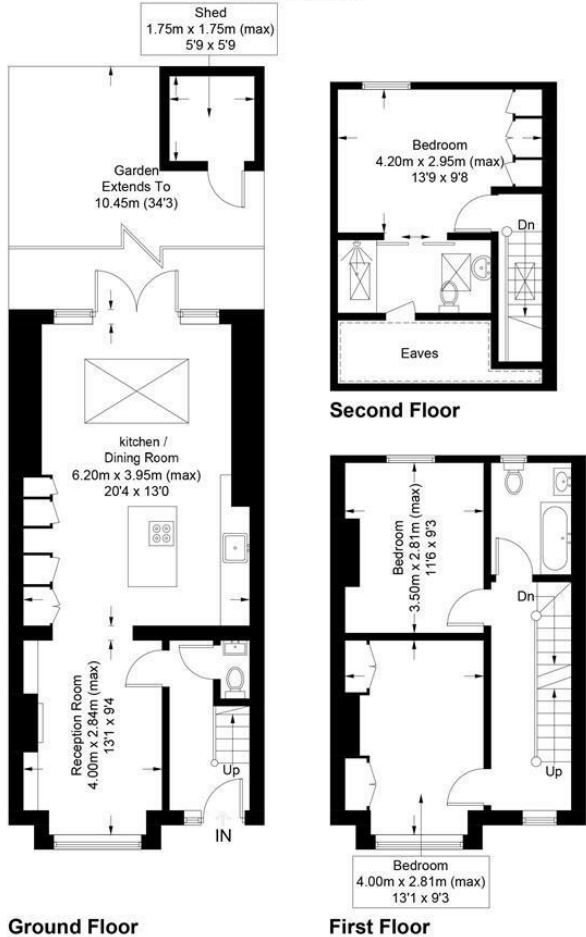
## Prince Georges Avenue Raynes Park, SW20 8BH

£925,000 Freehold



**This truly exceptional THREE DOUBLE BEDROOM, TWO BATHROOM property is a first class example of an Apostle house. Situated on a tree lined street only 0.3 miles to Raynes Park station, it has been finished to an exceptionally high standard. The ground floor comprises of a smart entrance hall, a convenient downstairs WC, and an extremely spacious living and entertaining space with stylish Crittal style doors opening onto the modern garden. The first floor features two well presented double bedrooms, as well as a stunning family bathroom with genuine marble tiles, whilst the second floor is home to a luxurious hotel style master suite with space for a super king size bed.**

**Prince Georges Avenue, SW20**  
 Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft  
 Shed = 3.1 sq m / 33 sq ft  
 Total = 110.7 sq m / 1191 sq ft  
 (Including Eaves)



**Ground Floor**      **First Floor**      **Second Floor**

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Three Double Bedrooms
- Two Beautiful Bathrooms
- Stunning Open Plan Ground Floor
- 0.3 Miles To Raynes Park Station
- Edwardian Apostle House
- Superb Master Bedroom and Ensuite
- Downstairs W.C
- Landscaped Rear Garden
- EPC Rating - D
- Council Tax Band - E



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	A		
B			
C		64	87
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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