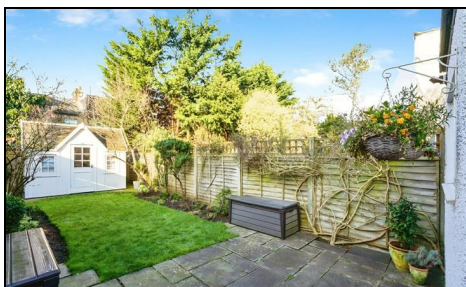


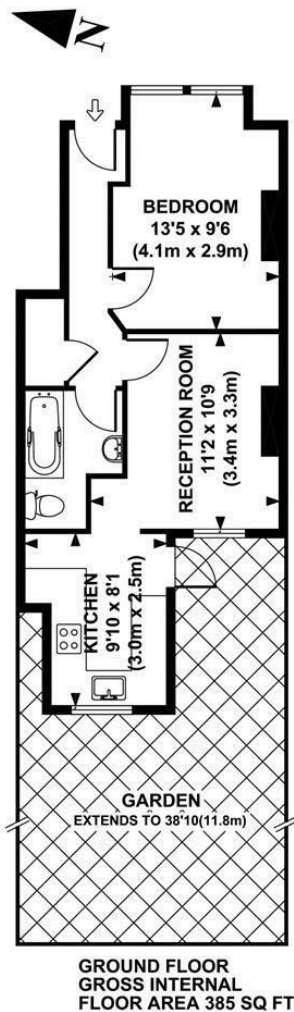
**Edna Road  
Raynes Park, SW20 8BS**

**£425,000 Leasehold - Share of Freehold**



**This beautiful 398 sqft ONE DOUBLE BEDROOM, brick fronted, ground floor Edwardian conversion flat (circa 1905) has direct access to its own superb 38'ft South West facing garden with storage. Benefiting from being a share of the freehold with 990 plus remain lease and is ideally located on a highly sought after tree lined road within the Apostles, only 0.5 miles to Raynes Park High Street and Station. This would make for a fabulous first/second time purchase or down size move. The is a private entrance, spacious double bedroom, double glazing, gas central heating, modern kitchen and bathroom and lovely reception room.**

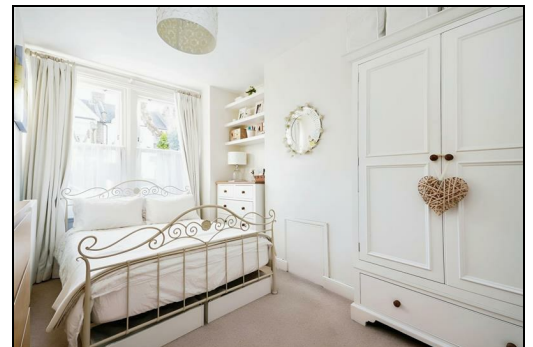




APPROX. GROSS INTERNAL FLOOR AREA 385 SQ FT / 36 SQ M  
Ref: ER0280 Copyright Ellisons 2006

This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes.

- One Double Bedroom - 398 sqft
- Edwardian Apostle Conversion Flat (circa 1905)
- Direct access to private South- West Facing Garden
- Share of Freehold with 990 year under lease
- 0.5 Miles to Raynes Park Station and High Street
- Attractive Brick front fascia and tiled path
- Highly Desirable tree lined Road within the Apostles
- Double Glazing - Gas Central Heating - Low outgoings
- Energy Performance Certification Rating - C
- Council Tax Band - D



| Energy Efficiency Rating                                   |         | Current                 | Potential |
|--|---------|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |         |                         |           |
| A  | (81-91) |                         |           |
| B  | (69-80) |                         |           |
| C  | (55-68) | 70                      | 75        |
| D  | (39-54) |                         |           |
| E  | (21-38) |                         |           |
| F  | (13-20) |                         |           |
| G  | (1-12)  |                         |           |
| <small>Not energy efficient - higher running costs</small> |         |                         |           |
| 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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