

## Vernon Avenue Raynes Park, SW20 8BW

£800,000 Freehold

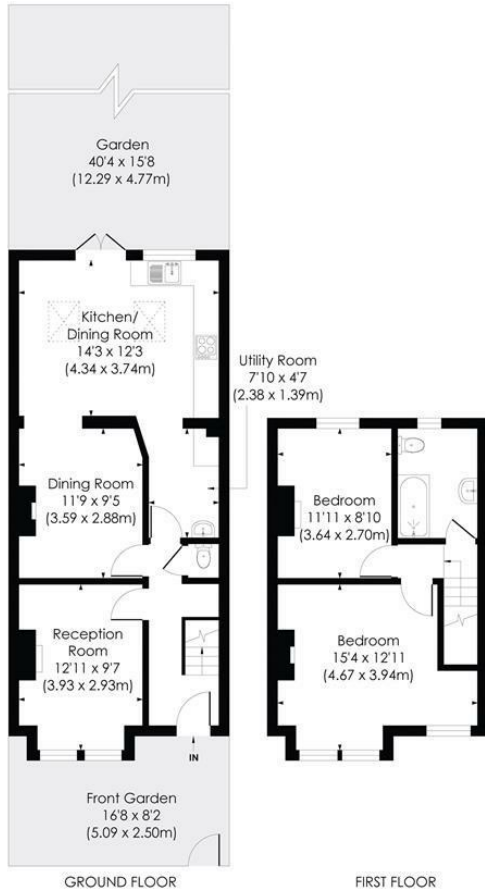


**This superb TWO DOUBLE BEDROOM rear extended Edwardian Apostle House is located within easy access to both Raynes Park Station (0.4 miles) and Wimbledon Chase Station (0.5 miles). There is also a spacious entrance hall, a separate front reception room, a secondary reception room, the extended kitchen dining room, landscaped rear garden and modern family bathroom. Potential to further extend s.t.p.p - No Onward Chain.**

**VERNON AVENUE, SW20**

Approx. Gross Internal Floor Area

**935 Sq. ft/86.89 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedroom - No Onward Chain
- Rear Extended Edwardian Apostle House
- Close to Raynes Park Station (0.4 Miles)
- No Onward Chain
- Potential to further extend
- Modern Family Bathroom
- Landscaped Rear Garden
- Close to Wimbledon Chase Station (0.5 Miles)
- EPC -
- Council Tax Band - E



Energy Efficiency Rating		Current	Possible
Low energy efficient - lower running costs			
85-92	A		
81-84	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		
High 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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