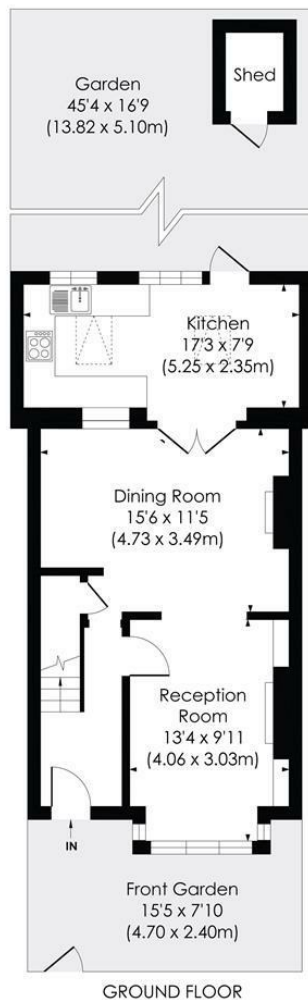


**Sydney Road  
Raynes Park, SW20 8EF**

**Offers Over £725,000 Freehold**



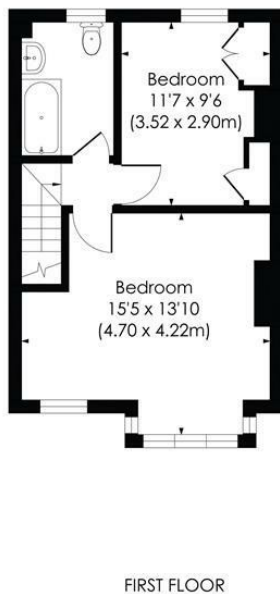
**This lovely TWO DOUBLE BEDROOM, rear extended Edwardian Apostle house is located within the admissions priority area for Wimbledon Chase Primary School. Easy access for both Raynes Park and Wimbledon Chase Stations and shops. With potential to further extend into the loft space S.T.P.P and NO ONWARD CHAIN.**



**SYDNEY ROAD, SW20**

Approx. Gross Internal Floor Area

**909 Sq. ft/84.45 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
- Rear Extended
- Edwardian Apostle House
- Within Wimbledon Chase Primary School A.P.A
- Close To Wimbledon Chase Station & Shops
- Close To Raynes Park Station & Shops
- Potential To Extend S.T.P.P
- NO ONWARD CHAIN
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	77 63
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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