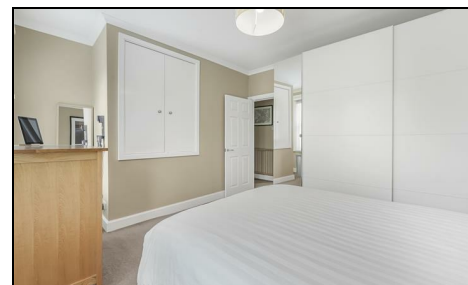


## Sydney Road Raynes Park, SW20 8EG

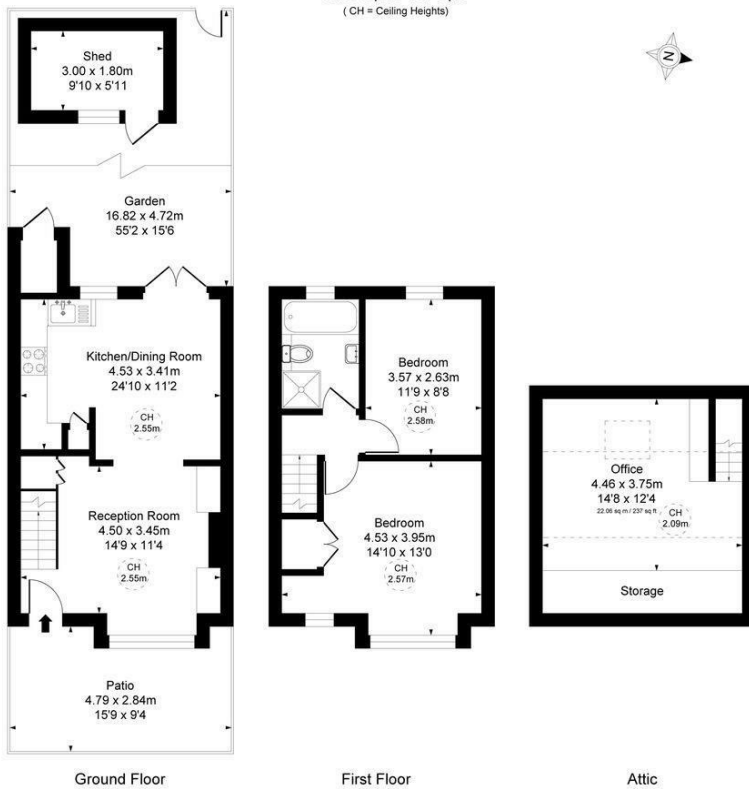
**£750,000 Freehold**



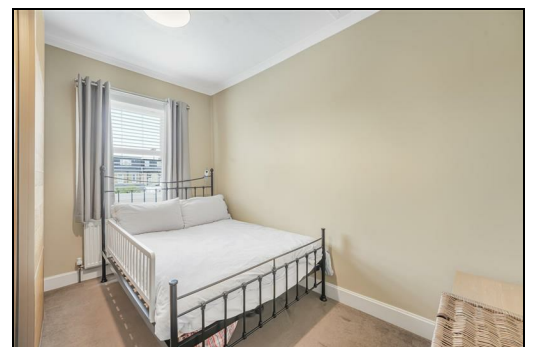
**This attractive TWO DOUBLE BEDROOM, brick fronted end of terrace Edwardian Apostle House has a spacious open plan ground floor, a beautiful landscaped West facing garden and a useful loft/craft room. Perfectly located for both Raynes Park and Wimbledon chase and within the admissions priority area for Wimbledon Chase Primary School. There is also modern kitchen and bathroom and excellent potential to extend s.t.p.p.**



Sydney Road Raynes  
Park, London, SW20  
Approximate Gross Internal Area  
66.96 sq m / 721 sq ft  
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Two Double Bedroom Plus Loft/Craft Room
- Edwardian End Of Terrace Apostle House
- Admissions Priority Area For Wimbledon Chase Primary School
- Beautiful 55'ft West Facing Rear Garden
- Potential To Extend S.T.P.P
- Superb Open Plan Ground Floor
- Modern Kitchen And Bathroom
- Close To Both Raynes Park And Wimbledon Chase Station
- EPC - D
- Council Tax - D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		81
B (81-90)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
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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