

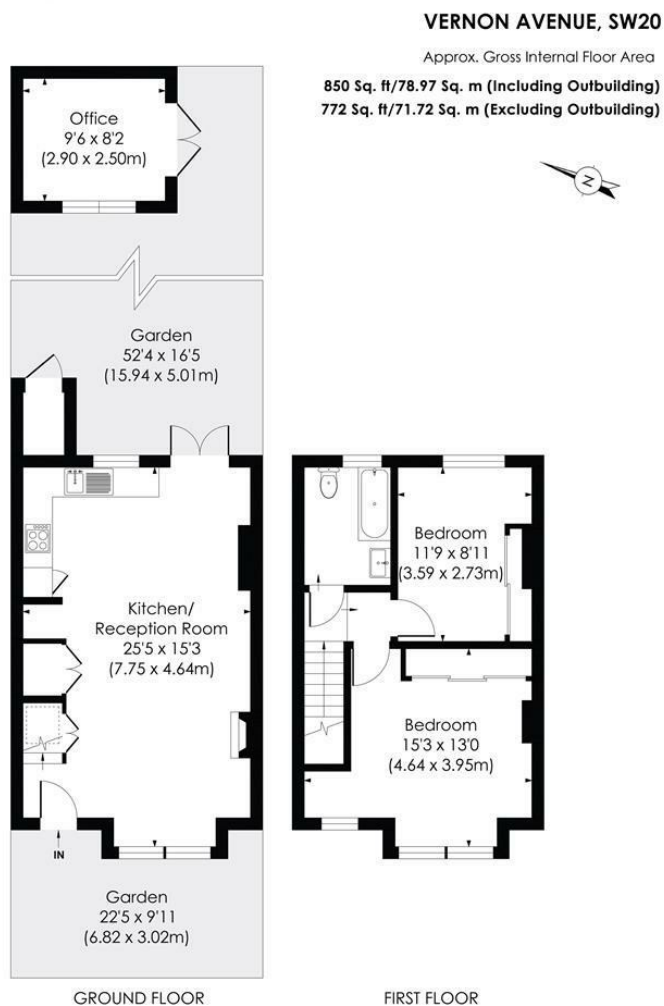
**Vernon Avenue
Raynes Park, SW20 8BW**

Guide Price £700,000 Freehold



**** GUIDE PRICE £700,000 TO £725,000 ****

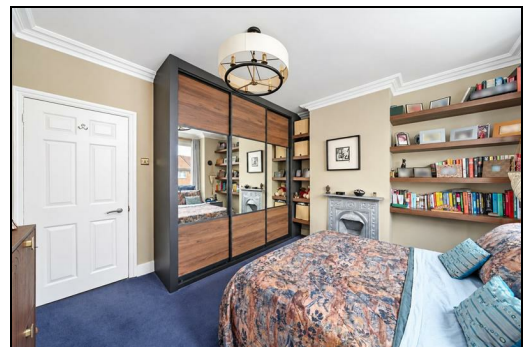
This attractive brick fronted TWO DOUBLE BEDROOM, Edwardian Apostle House has a superb open plan ground floor and a well maintained 52'ft Garden with modern home office. An ideal blank canvas for an incoming buyer to move in and extend and finish over time to their own desired tastes subject to the usual planning consents. Perfectly located for access to both Raynes Park and Wimbledon Chase Stations and shops.



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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 bedroom - One bathroom
- Sought after Apostles area
- Bright open plan living
- Spacious garden
- Useful home office
- Close to Raynes Park station and amenities
- Easy access to Wimbledon and Wimbledon Village
- Excellent potential to extend S.T.P.P.
- EPC - C
- Council tax band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	82
England & Wales	71

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