

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

**£800,000 Freehold**



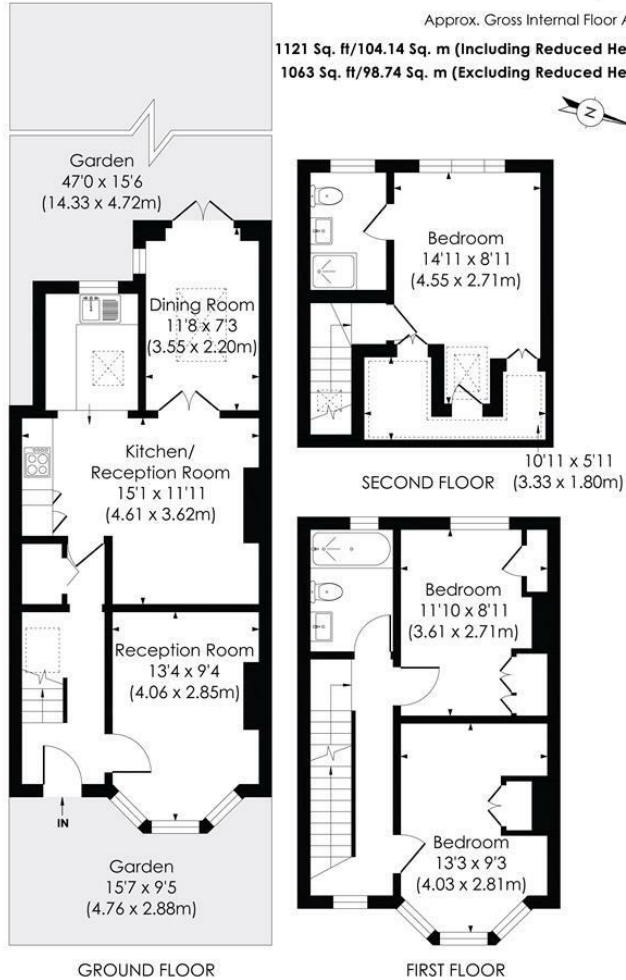
**This attractive, 1,121 sqft, brick fronted THREE DOUBLE BEDROOM, TWO BATHROOM Victorian, End of Terrace Apostle House with 47' ft West facing garden is perfectly located within the Admissions Priority Area for Wimbledon Chase Primary School. There are ample transport options and shops from Raynes Park, Wimbledon and Wimbledon Chase. No Onward Chain.**

**SYDNEY ROAD, SW20**

Approx. Gross Internal Floor Area

1121 Sq. ft/104.14 Sq. m (Including Reduced Height)

1063 Sq. ft/98.74 Sq. m (Excluding Reduced Height)



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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.

- Three Double Bedroom - Two Bathroom - 1,121 sqft / 104 sqm
- Angled Bay, Brick Fronted Victorian Apostle House
- 47'ft West Facing Garden With Side Access
- Wimbledon Chase Primary School A.P.A
- 0.5 Miles To Raynes Park High Street And Station
- 0.4 Miles To Wimbledon Chase Station And Shops
- Loft And Rear Extended
- No Onward Chain
- EPC - TBC
- Council Tax Band - D



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
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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