

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

£725,000 Freehold



This TWO DOUBLE BEDROOM rear extended Edwardian Apostle is perfectly located within the Wimbledon Chase Primary School admissions priority area. There is a West facing garden, through lounge, separate kitchen, conservatory, family bathroom and two double bedrooms. Potential to further extend s.t.p.p.. Offered to the market with no onward chain.



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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 while every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Two Double Bedroom
- Rear Extended Edwardian Apostle House
- West Facing Garden
- Wimbledon Chase Primary School A.P.A
- No Onward Chain
- Potential to Extend S.T.P.P
- Close to Raynes Park and Wimbledon Chase Station
- Separate Kitchen and Through Lounge
- EPC -
- Council Tax Band -

Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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