

## Prince Georges Avenue Raynes Park, SW20 8BH

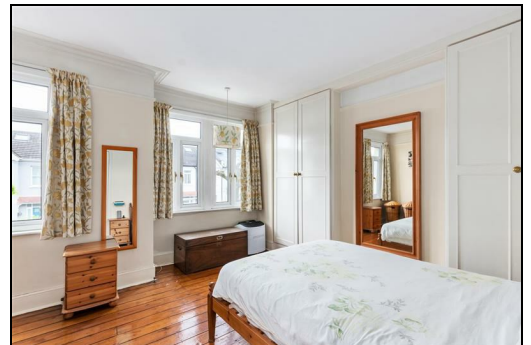
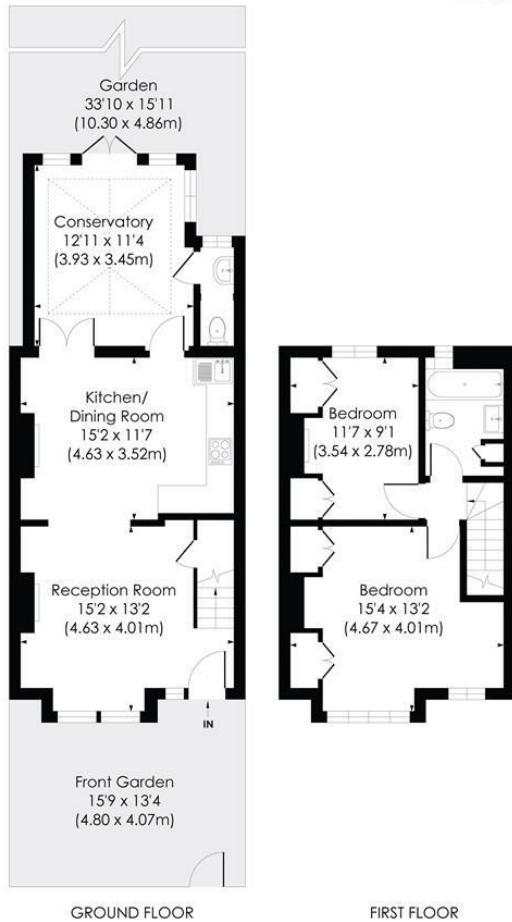
£750,000 Freehold



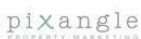
**This charming (922 sqft) TWO DOUBLE BEDROOM Edwardian "Apostle" House (circa 1905) has a superb open plan kitchen/dining/reception room and a spacious conservatory. Located on a desirable tree lined Road only 0.2 Miles to Raynes Park Station and High Street. An excellent first/second time purchase or downsize move. There is also a downstairs w.c, a modern family bathroom and a low maintenance rear garden. Excellent potential to further extend s.t.p.p.**

**PRINCE GEORGE'S AVENUE, SW20**

Approx. Gross Internal Floor Area  
**922 Sq. ft/85.61 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 Edwardian "Apostle" House Circa 1905
- 0.2 Miles to Raynes Park Station and High Street
- Lovely Open Plan Kitchen/Dining/Reception Room
- Conservatory Rear Extension and Downstairs W.C
- Modern Family Bathroom
- Potential to Extend STPP
- Low Maintenance Rear Garden
- Excellent First/Second Time Purchase or Downsize Move
- Council Tax Band - D
- EPC Rating - D

| Energy Efficiency Rating                    |          | Current                 | Possible |
|---|----------|-------------------------|----------|
| Very energy efficient - lower running costs |          |                         |          |
| A   | (91-100) |                         |          |
| B   | (81-90)  |                         |          |
| C   | (69-80)  |                         |          |
| D   | (55-68)  | 66                      | 85       |
| 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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