

**Edna Road  
Raynes Park, SW20 8DL**

**£700,000 Leasehold**

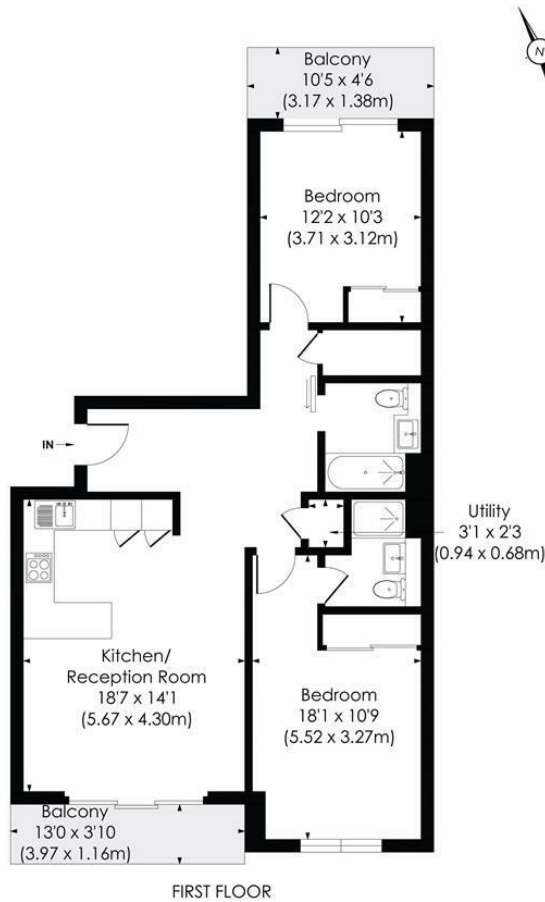


**A-Rated Energy Efficient | 805 sq ft | Two Double Bedrooms | Two Bathrooms | Two Terraces**

**This stunning 805 sq ft dual-aspect apartment forms part of an award-winning, energy-efficient development, ideally located close to Raynes Park and Wimbledon Chase stations, local shops, the David Lloyd Raynes Park health club and several highly regarded schools.**

**EDNA ROAD, SW20**

Approx. Gross Internal Floor Area  
**807 Sq. ft/75 Sq. m**



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.



- "A"rated energy efficient apartment within an award-winning development
- Two Double Bedrooms - Two Bathrooms - Two Terraces
- 805 sq ft of beautifully presented dual-aspect accommodation
- Solar panels contributing to excellent energy efficiency
- Spacious open plan kitchen, dining and reception room
- High-specification kitchen with quartz worktops and integrated appliances
- Communal EV charging point - Communal Gardens - Lift Access
- Triple Glazed Soundproof windows/doors
- EPC Rating - A
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	97
(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	

**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

