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Rothesay Avenue
Wimbledon Chase, SW20 8JU

£475,000 Leasehold





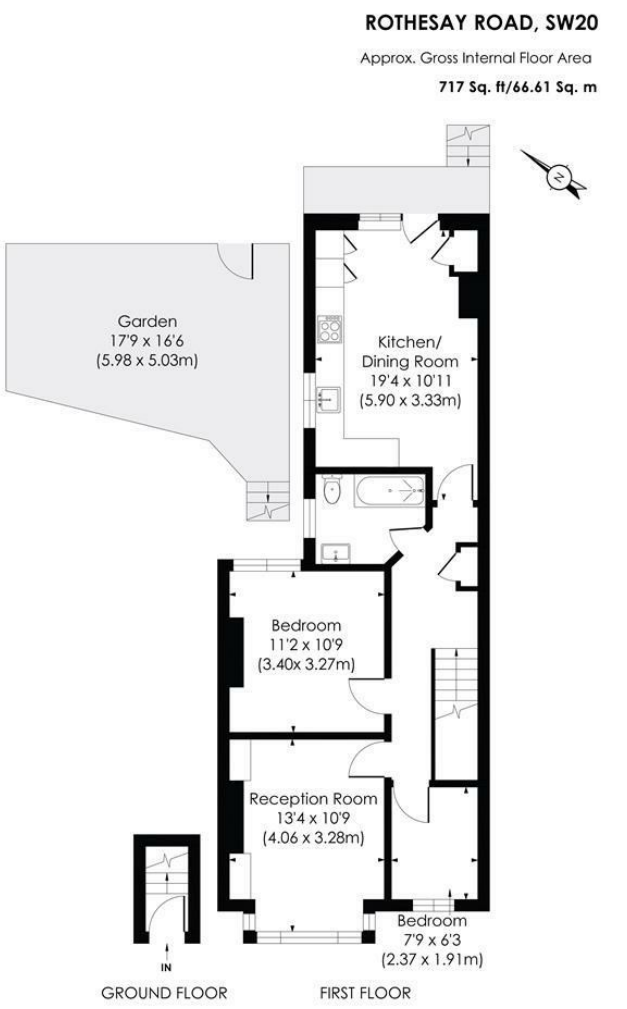




This beautifully presented and versatile 717 sq ft two/three bedroom first-floor maisonette has its own private rear garden, a 958-year lease and no onward chain. Ideally located within the Wimbledon Chase Primary School Admissions Priority Area and within easy reach of Wimbledon Chase Station, local shops and amenities.

Two bedrooms, separate front reception room, modern family bathroom and a spacious 19'4" kitchen/dining room with built in appliances and ample space for a dining area. The apartment can also be used as a three bedroom using the front reception room as a third bedroom and having the kitchen as an open plan kitchen/reception room for those who need more bedroom space.

From the kitchen there is a door that leads onto the balcony area with stairs that lead down to the private garden and separate storage shed.There is also useful loft space, which is currently used for storage but could offer potential to extend and create further accommodation, subject to the usual freeholder and planning consents.



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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.

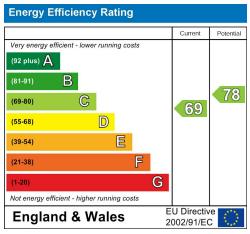








- Versatile 717 sq ft two/three bedroom first-floor maisonette
- Located within the Wimbledon Chase Primary School Admissions Priority Area
- Conveniently positioned for Wimbledon Chase Station, local shops and amenities
- Impressive 19'4 ft kitchen/dining room with door onto balcony area
- Private rear garden and additional storage shed
- Loft access with potential to extend subject to freehold and planning consents
- Beautifully presented throughout
- No onward chain - Long lease: 958 years
- EPC - C
- Council Tax Band - C



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