Ellisons

RAYNES PARK
9 Station Buildings, Coombe Lane
Raynes Park, London SW20 8NE
T 020 8944 9595
F 020 8944 6556
E raynespark@ellisons.uk.com
www.ellisons.uk.com

Rothesay Avenue
Wimbledon Chase, SW20 8JU

£495,000 Leasehold





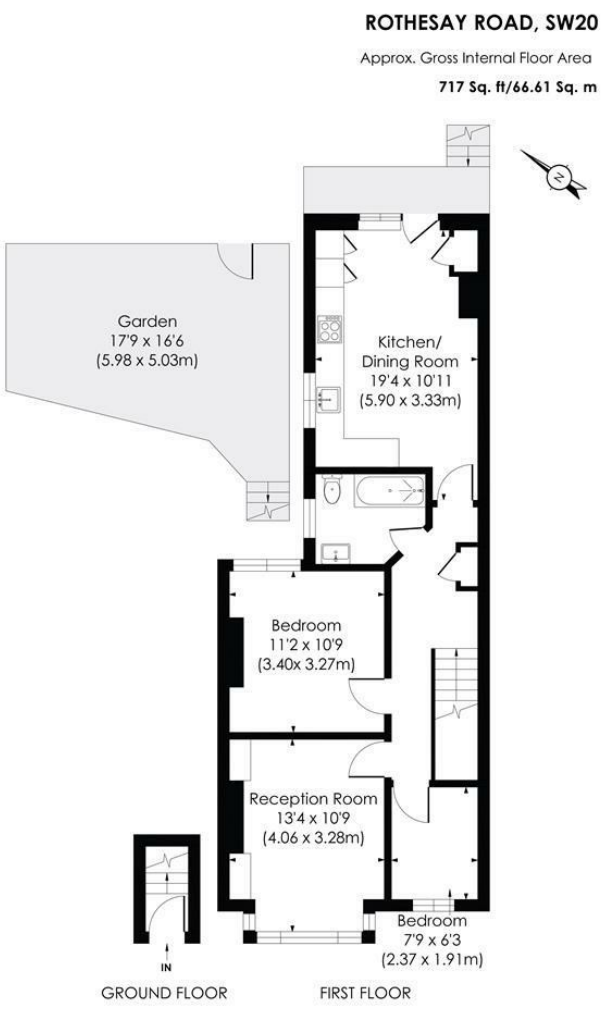




This beautifully presented and versatile 717 sq ft two/three bedroom first-floor maisonette has its own private rear garden, a 958-year lease and no onward chain. Ideally located within the Wimbledon Chase Primary School Admissions Priority Area and within easy reach of Wimbledon Chase Station, local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



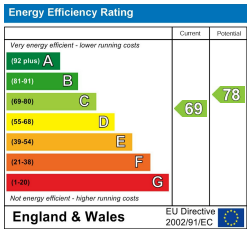








- Versatile 717 sq ft two/three bedroom first-floor maisonette
- Located within the Wimbledon Chase Primary School Admissions Priority Area
- Conveniently positioned for Wimbledon Chase Station, local shops and amenities
- Impressive 19'4 ft kitchen/dining room with door onto balcony area
- Private rear 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



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

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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

30 YEARS 1989-2019