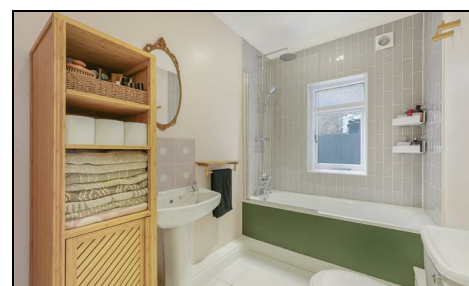


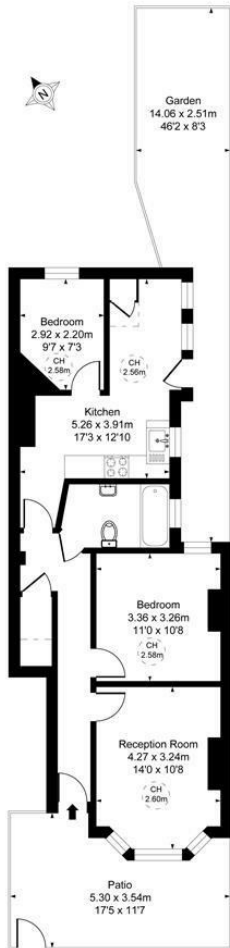
**Oxford Avenue  
Raynes Park, SW20 8LT**

**Offers In Excess Of £500,000 Leasehold - Share of Freehold**



**This beautiful and versatile TWO BEDROOM VICTORIAN MAISONETTE with PRIVATE GARDEN and Share of Freehold is ideally located for easy access to Wimbledon Chase, Raynes Park and Wimbledon. An attractive brick fronted fascia, private entrance, two bedrooms, reception room, modern kitchen & bathroom, exposed wood floors and period fireplaces.**

Oxford Avenue, SW20  
 Approximate Gross Internal Area  
 63.62 sq m / 685 sq ft  
 (Excluding restricted height  
 under 1.5m, 61.79 sq m 665 ft)  
 (CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Two Bedrooms
- Private Rear Garden
- Share Of Freehold
- Ground Floor With Private Entrance
- Modern Kitchen
- Retained Period Features
- Victorian Maisonette
- Close To Station & High Street
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D	62	75
39-54	E		
21-38	F		
1-20	G		
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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