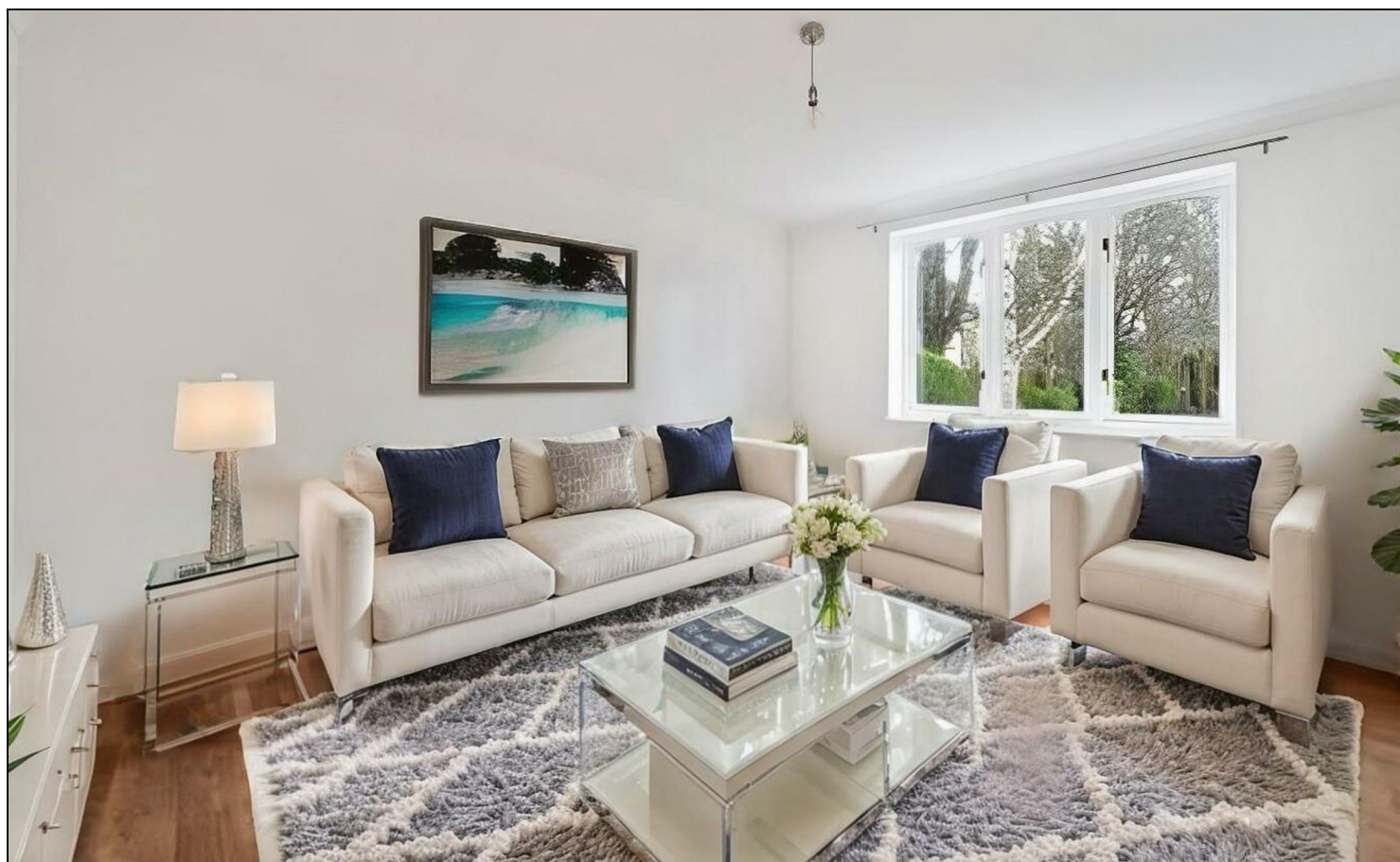


**42 Rothesay Avenue  
Wimbledon Chase, SW20 8JU**

**£300,000 Leasehold**



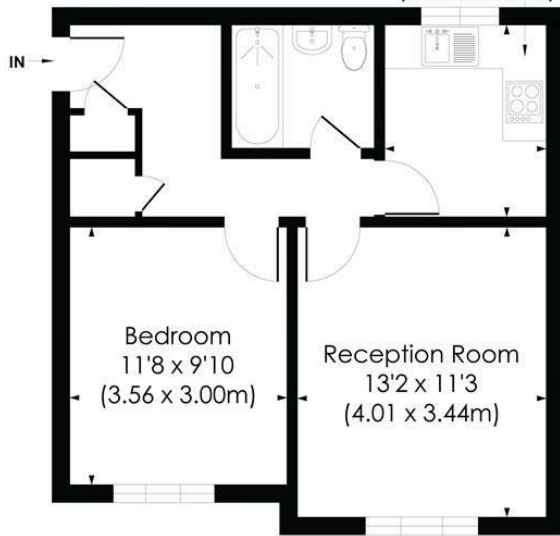
**This beautifully presented ONE DOUBLE BEDROOM, ground floor apartment is set within this desirable gated development moments from Wimbledon Chase Station. There is an allocated parking space, modern fitted kitchen and bathroom, spacious reception room and a good sized double bedroom. Offered to the market with no onward chain.**

**ROTHESAY AVENUE, SW20**

Approx. Gross Internal Floor Area  
**468 Sq. ft/43.46 Sq. m**



**Kitchen**  
 8'8 x 7'4  
 (2.65 x 2.23m)



**GROUND FLOOR**



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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.

- One Double Bedroom
- Ground Floor Apartment
- Gated Development
- Allocated Parking Space
- Modern Kitchen And Bathroom
- Moments From Wimbledon Chase Station
- Ideal First Time Purchase or Buy To Let Investment
- No Onward Chain
- EPC - D
- Council Tax Band - C

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	76
		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.

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

