

**Oxford Avenue  
Wimbledon Chase, SW20 8LT**

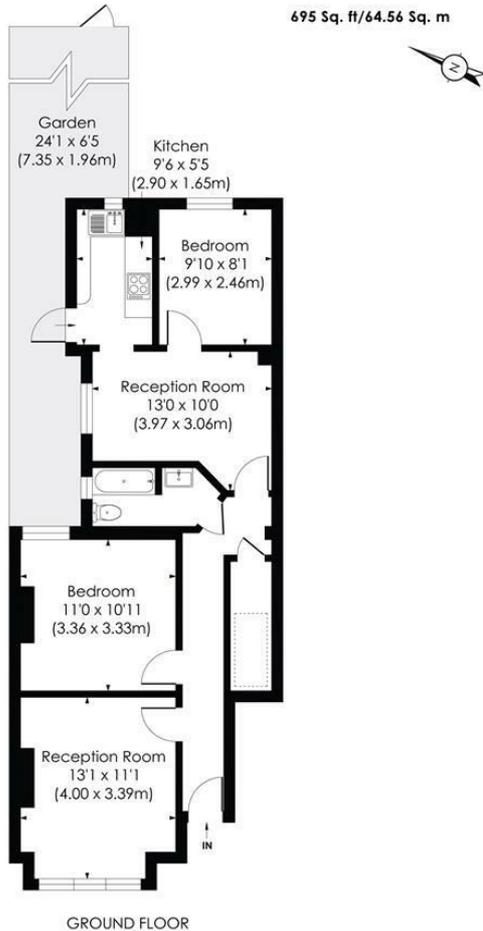
**£500,000 Leasehold - Share of Freehold**



**This TWO DOUBLE BEDROOM, ONE BATHROOM ground floor conversion flat with direct access to a private garden is located on a popular tree-lined road only a few minutes walk from Wimbledon Chase Station. The property also has two reception rooms and lovely modern kitchen and bathroom. Within catchment area of Wimbledon Chase Primary School and Dundonald primary School. A great first time purchase - offered to the market with NO ONWARD CHAIN and a share of freehold.**

**OXFORD AVENUE, SW20**

Approx. Gross Internal Floor Area  
**695 Sq. ft/64.56 Sq. m**



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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.

- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen And Bathroom
- Ground Floor Flat
- Private Garden
- Close To Wimbledon Chase Station And Shops
- Catchment Area For Wimbledon Chase Primary School
- Catchment Area For Dundonald Primary School
- EPC - C
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(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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