

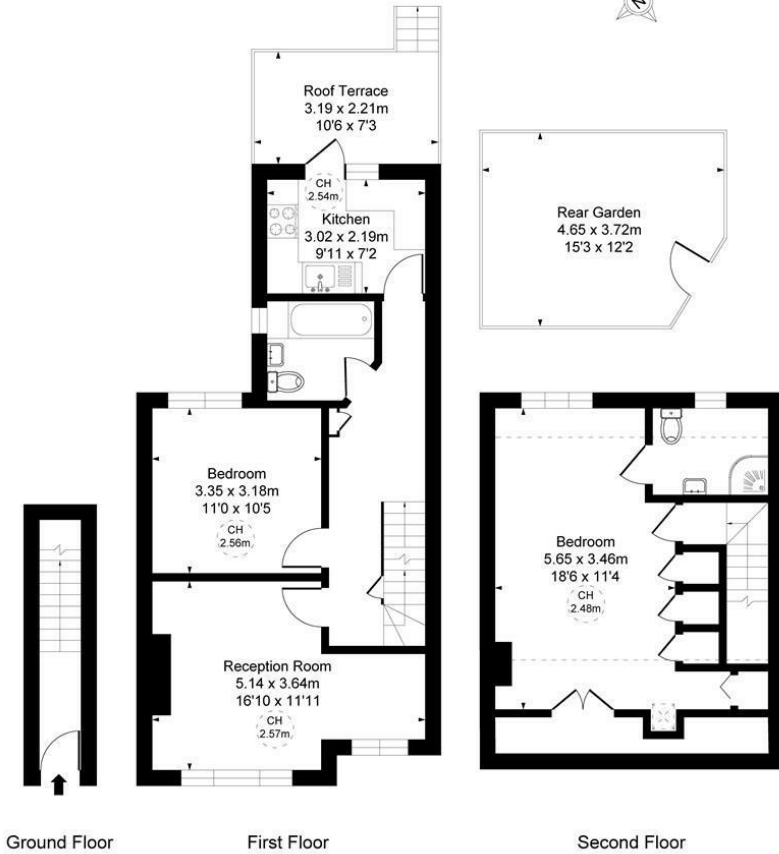
## Rothesay Avenue Wimbledon Chase, SW20 8JU

£525,000 Freehold



**This spacious 945 sqft TWO DOUBLE BEDROOM, split-level maisonette has its own private rear garden and is perfectly located within the Wimbledon Chase Primary School admissions priority area. It offers easy access to both Wimbledon Chase and Raynes Park station and high street. An excellent first/second time purchase or buy to let investment. Sold with the freehold.**

Rothesay Avenue London, SW20  
 Approximate Gross Internal Area  
**87.78 sq m / 945 sq ft**  
 (Excluding restricted height  
 under 1.5m 75.39 sq m 812 ft)  
 (CH = Ceiling Heights)



- Two Double Bedroom
- Two Bathroom
- Split-Level Maisonette - 945 sqft
- Private Rear Garden
- Modern Kitchen Opening To Roof Terrace
- Full Freehold Of Upstairs And Downstairs
- Stunning Extended En Suite Master Bedroom
- Wimbledon Chase Primary School A.P.A
- 0.1 Mile To Wimbledon Chase Station
- EPC Rating - C Council Tax Band - C

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)	75	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
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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