

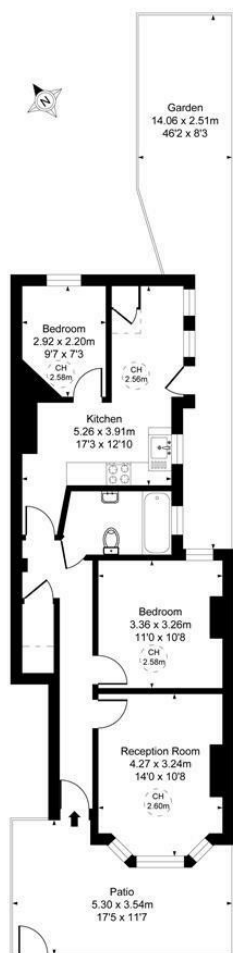
**Oxford Avenue
London, SW20 8LT**

Offers In Excess Of £525,000 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		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	62	75
EU Directive 2002/91/EC		

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



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

