

## Parkfields Avenue West Wimbledon, SW20 0QS

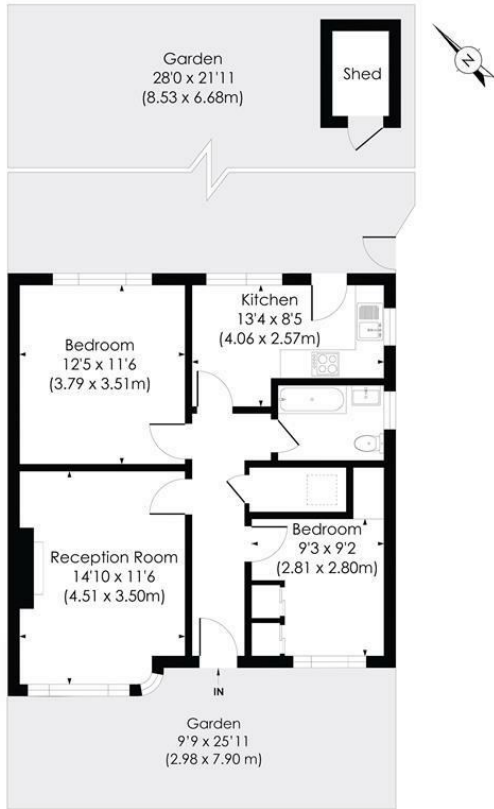
**£550,000 Leasehold**



This spacious and beautifully refurbished TWO DOUBLE BEDROOM, Ground floor maisonette has a lovely private rear garden, an extended 170 year lease and no onward chain. Situated in a secluded cul de sac only 0.4 Miles from Raynes Park High Street and Station. There is also a beautiful kitchen/dining room, modern bathroom with window, spacious reception room and two bedrooms.

**PARKFIELDS AVENUE, SW20**

Approx. Gross Internal Floor Area  
**672 Sq. ft/62.39 Sq. m**

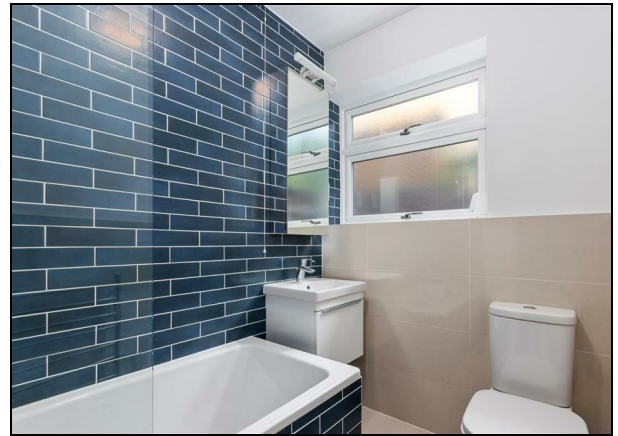


GROUND FLOOR

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Two Double Bedroom
- Ground Floor Maisonette
- Private Rear Garden with Shed
- 0.4 Miles to Raynes Park Station
- Extended 170 Year Lease
- No Onward Chain
- Beautifully Presented Throughout
- Modern Kitchen and Bathroom
- EPC - D
- Council Tax Band - D

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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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