

**Richmond Avenue
Wimbledon Chase, SW20 8LA**

£1,000,000 Freehold

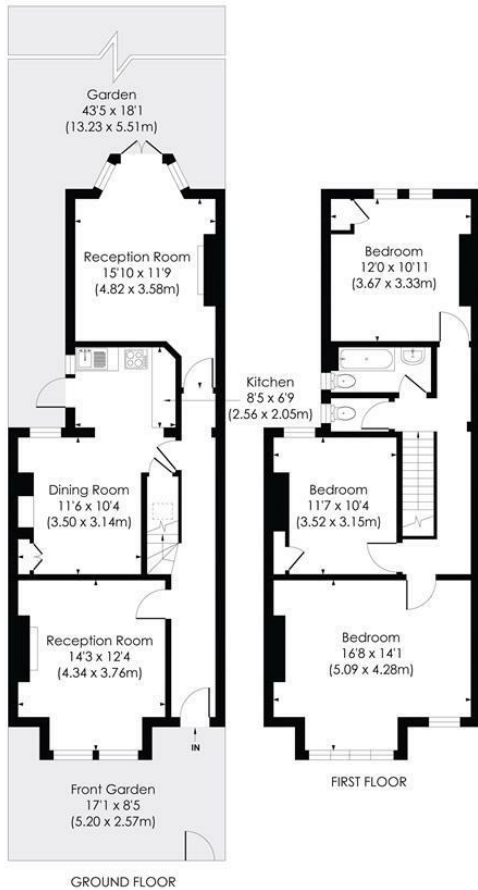


This attractive 1,326 sqft THREE DOUBLE BEDROOM un-extended “Brick fronted” Victorian Terrace house is situated in a highly sought after cul de sac within the Admissions Priority Area for Wimbledon Chase Primary School. There is a charming entrance hall, a spacious front reception room with fireplace, open plan kitchen dining room and lovely second reception room with views over the West facing garden. On the first floor there are three large double bedrooms, a family bathroom and a separate W.C. This is a superb blank canvas offering an incoming purchaser future potential to extend (s.t.p.p) and finish to their own desired taste.

RICHMOND AVENUE, SW20

Approx. Gross Internal Floor Area

1326 Sq. ft/123.22 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118
 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.

- Three Double Bedroom
- Attractive "Brick Fronted" Victorian Terrace
- West Facing Rear Garden
- Wimbledon Chase Primary School A.P.A
- Excellent Potential to Extend S.T.P.P
- Desirable Cul-De-Sac Location
- Superb Transport Links
- 1,326 sqft
- EPC - E
- Council Tax - E

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	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			86
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

