

**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.**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

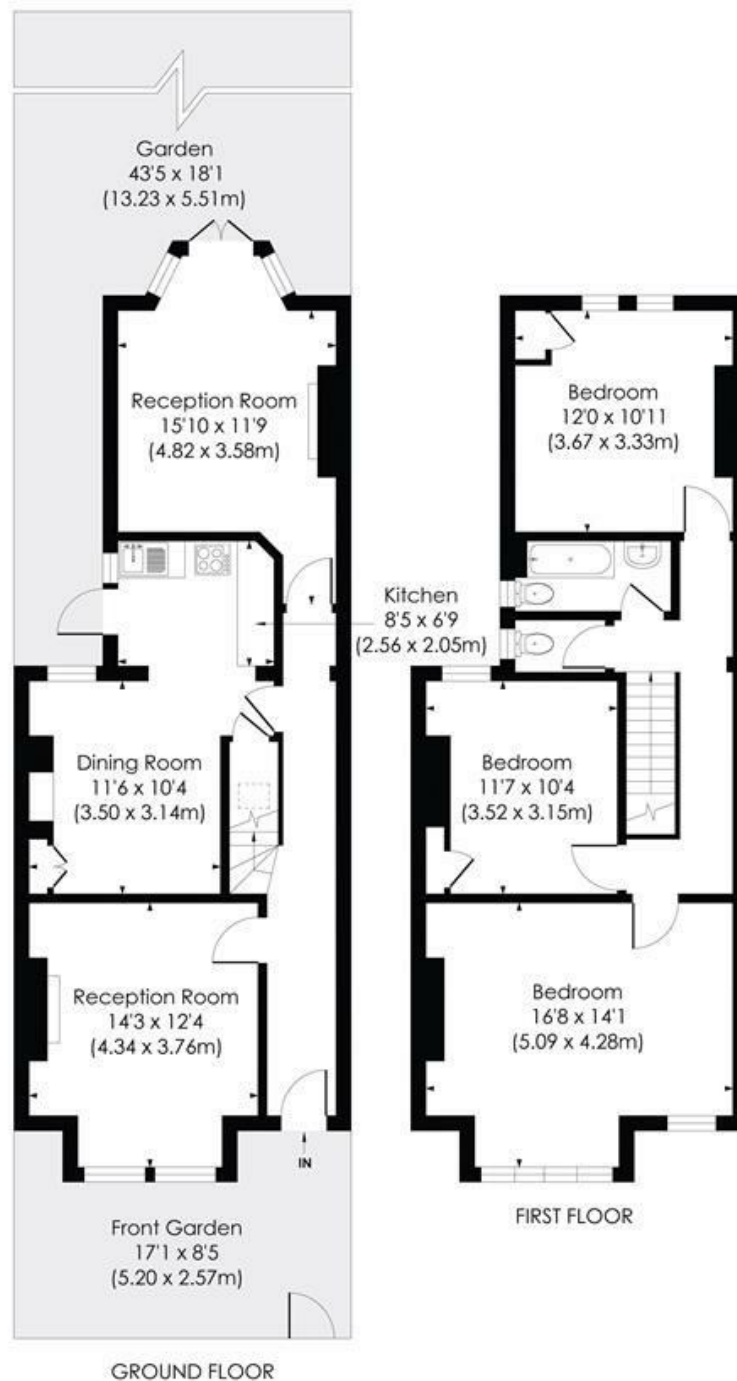
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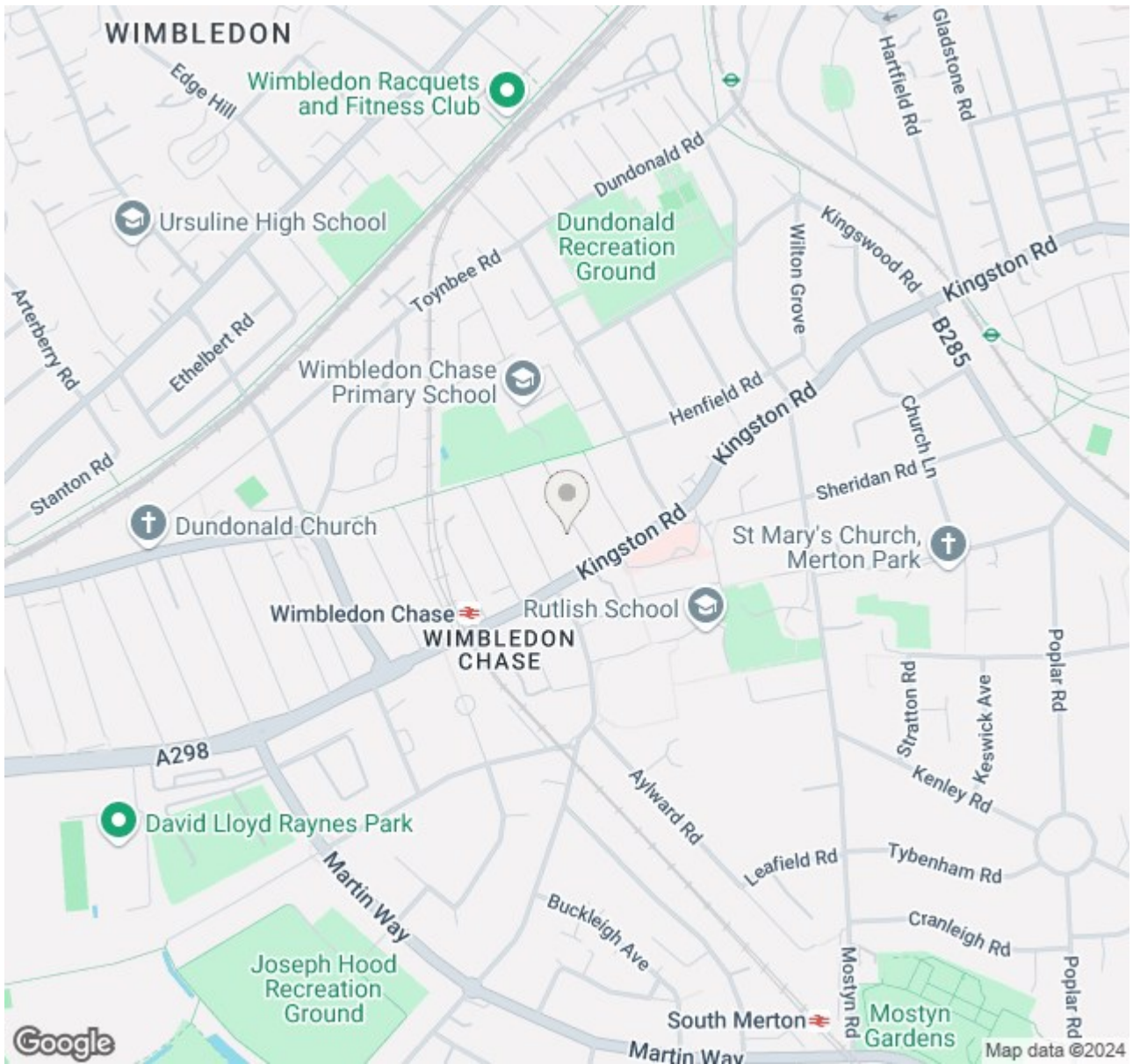
## RICHMOND AVENUE, SW20

Approx. Gross Internal Floor Area


1326 Sq. ft/123.22 Sq. m



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- 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 - TBC
- Council Tax - E

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

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