

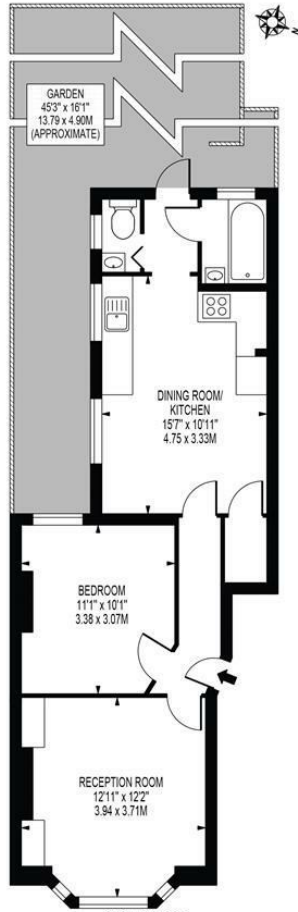
**Oxford Avenue
Wimbledon Chase, SW20 8LS**

Guide Price £375,000 Leasehold



Guide Price £375,000 to £400,000 - This versatile 530 sqft TWO DOUBLE BEDROOM, Edwardian ground floor maisonette (circa 1910) has direct access into its own private rear garden, an extended 104 year lease and NO ONWARD CHAIN. Located on a popular tree lined cul de sac within the Wimbledon Chase Primary School admissions priority area and close to transport from Wimbledon Chase Station (0.1 mile), Raynes Park Station (0.6 Miles) and Dundonald Tram stop (0.6 Miles).

**OXFORD AVENUE,
WIMBLEDON CHASE**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 630 SQ FT - 49.24 SQ.M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedroom Edwardian Conversion Flat
- Private Rear Garden - Potential To Extend S.T.P.P
- Within The Wimbledon Chase Primary School A.P.A
- 0.1 Mile to Wimbledon Chase Station and Shops
- 0.6 Miles to Raynes Park Station and High Street
- Extended Lease - 104 Years Remaining
- Versatile Accommodation
- No Onward Chain
- EPC Rating - F
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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