

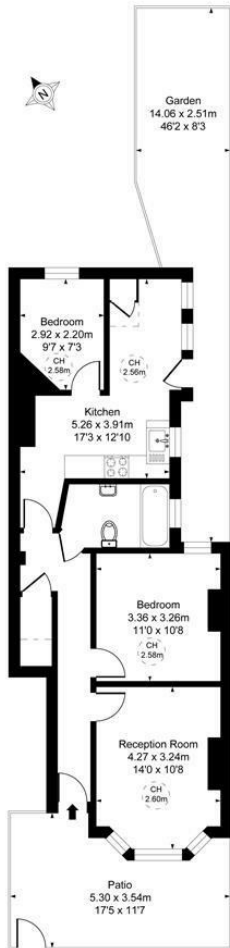
**Oxford Avenue
Raynes Park, SW20 8LT**

£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		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	75
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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