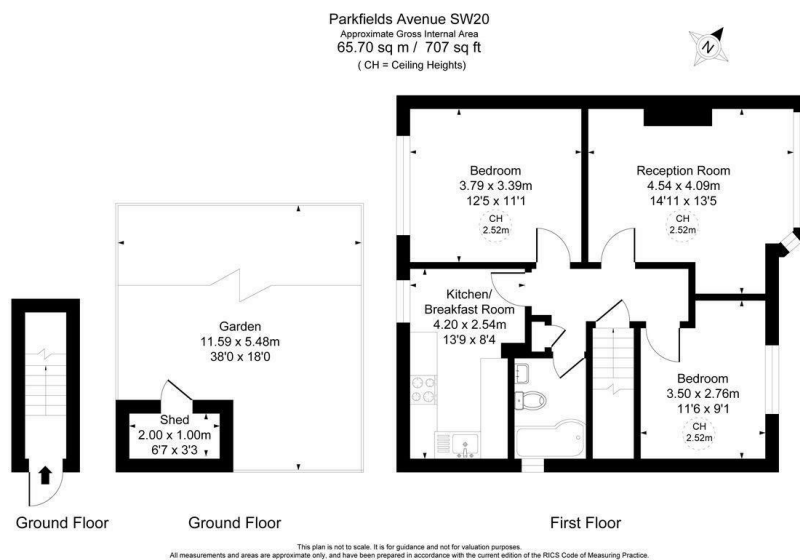


## Parkfields Avenue West Wimbledon, SW20 0QS

**£550,000 Leasehold**



**This beautifully presented TWO DOUBLE BEDROOM, first floor maisonette has a superb kitchen with dining area, a spacious reception room, a modern bathroom and a lovely secluded West facing garden. Located on a highly sought after cul-de-sac only 0.4 Miles to Raynes Park Station. There is also loft space, ideal for storage or for potential extension subject to the usual planning consents. This is an ideal first/second time purchase or downsize move.**



- Two Double Bedroom - 707 sqft Maisonette
- Secluded 38 ft West Facing Rear Garden
- Sought After Cul-De-Sac In West Wimbledon
- Only 0.4 Miles To Raynes Park Station
- Loft Access With Potential To Extend S.T.P.P
- Beautiful Kitchen With Space For Dining Table
- Modern Bathroom And Spacious Reception Room
- 103 Year Lease Remaining
- EPC - D
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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