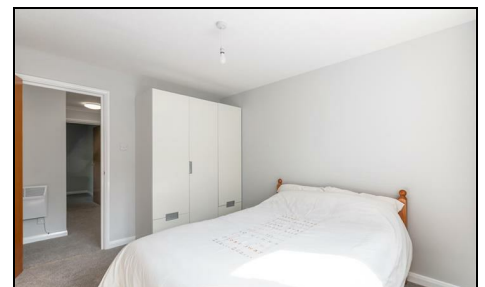


**Rothesay Avenue  
Wimbledon Chase, SW20 8JU**

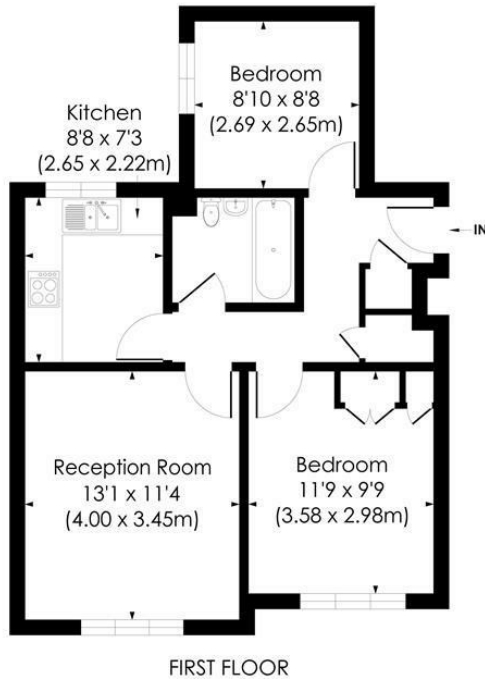
**£350,000 Leasehold**



**This is a well presented and competitively priced 545 sqft, TWO DOUBLE BEDROOM, first floor apartment that is positioned within a gated development moments from Wimbledon Chase Station (Zone 3), local Shops and Amenities. Its ideal for first or second time buyers, there is an allocated parking space, block entryphone system, communal grounds, a good sized reception room, hallway with storage, neutrally decorated kitchen and bathroom and No Onward Chain. The service charge is £197 per month (£2,354 per year).**

**ROTHESAY AVENUE, SW20**

Approx. Gross Internal Floor Area  
545 Sq. ft/50.63 Sq. m



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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.

- Two Double Bedroom
- First Floor Modern Development
- Gated Development with Allocated Parking Space
- Neutrally Decorated Kitchen and Bathroom
- Communal Gardens
- Ideal First/Second Time Purchase
- Moments from Wimbledon Chase Station
- No Onward Chain
- EPC - C
- Council Tax Band - D

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| A   | (91-100) |                         |           |
| B   | (81-90)  |                         |           |
| C   | (69-80)  |                         |           |
| D   | (55-68)  |                         |           |
| E   | (39-54)  |                         |           |
| F   | (21-38)  |                         |           |
| G   | (1-20)   |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | 76                      | 83        |
|   |          | 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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