

Braeside Avenue Wimbledon, SW19 3PT

£575,000 Leasehold - Share of Freehold

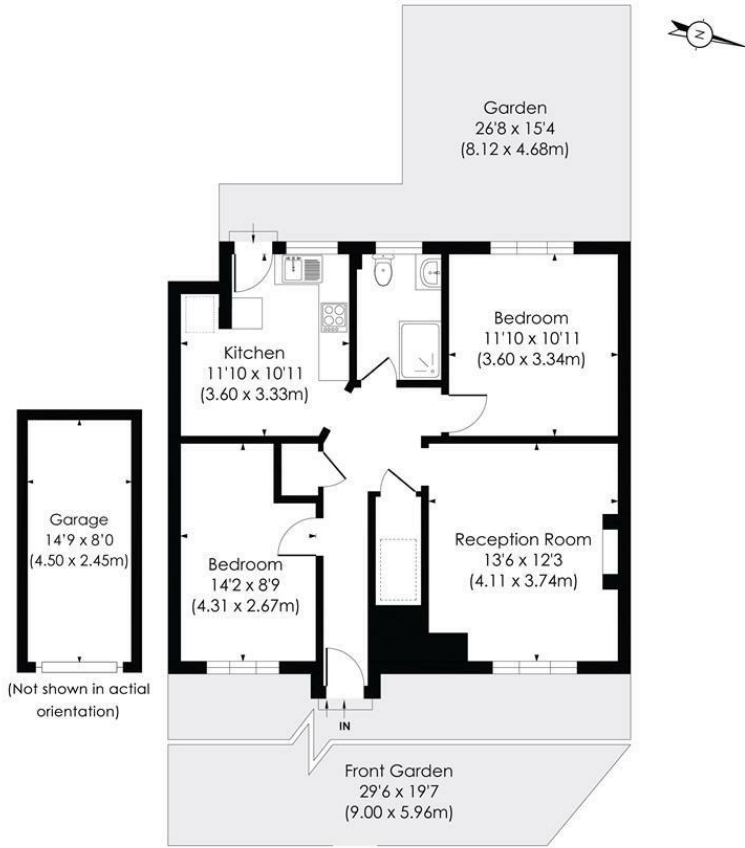


A superb ground floor purpose-built garden maisonette enviably located within a sought after cul-de-sac, moments from the picturesque Dundonald Park. This delightful maisonette is well presented throughout boasting two double bedrooms, a spacious reception room, well-appointed kitchen and bathroom, South-Westerly facing private rear garden and separate garage en bloc. Situated in a quiet residential close, this property offers a peaceful retreat from the hustle and bustle of city life while being just moments away from the vibrant town centre and the convenience of the station for easy commuting.

BRAESIDE AVENUE, SW19

Approx. Gross Internal Floor Area

743 Sq. ft/68.98 Sq. m (Excluding Garage)



GROUND FLOOR

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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.

- Garage
- Two Double Bedrooms
- Private Garden
- Excellent Transport Links
- Share Of Freehold, Underlying Lease of 991 Years
- Service Charge - £390 per annum
- Ground Rent - Peppercorn
- EPC Rating - C
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(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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