



Queensland Avenue, London SW19 3AD

Not for marketing purposes INTERNAL USE ONLY

Welcome to **Queensland Avenue, London**

Nestled in the heart of a vibrant and well-connected neighbourhood, this spacious five-bedroom mid-terraced house on Queensland Avenue offers a unique combination of modern living and timeless charm. Boasting generous proportions and versatile interiors, this property is perfect for families or investors seeking a high-yield opportunity. Upon entering, you are greeted by a bright and welcoming hallway leading to two large reception rooms, ideal for entertaining or creating distinct living and dining spaces. The kitchen is well-appointed with ample storage and workspace, offering direct access to the private rear garden-a low-maintenance outdoor haven perfect for relaxing or socializing. Upstairs, the property benefits from five well-proportioned bedrooms, each offering plenty of natural light and flexibility to suit various needs, from comfortable sleeping arrangements to home office use. The two modern bathrooms, conveniently located on each floor. The house benefits from already having a loft conversion and provides two further bedrooms and a shower room. There is ample storage located the eaves.

To the rear of the house is a larger than average well-kept garden. This idyllic family home is within walking distance to Wimbledon town centre, the mainline station and the tram line. Superbly connected not only by the district line and the fast over ground train service into Waterloo but also by the northern line tube at South Wimbledon, just a few moments' walk away.

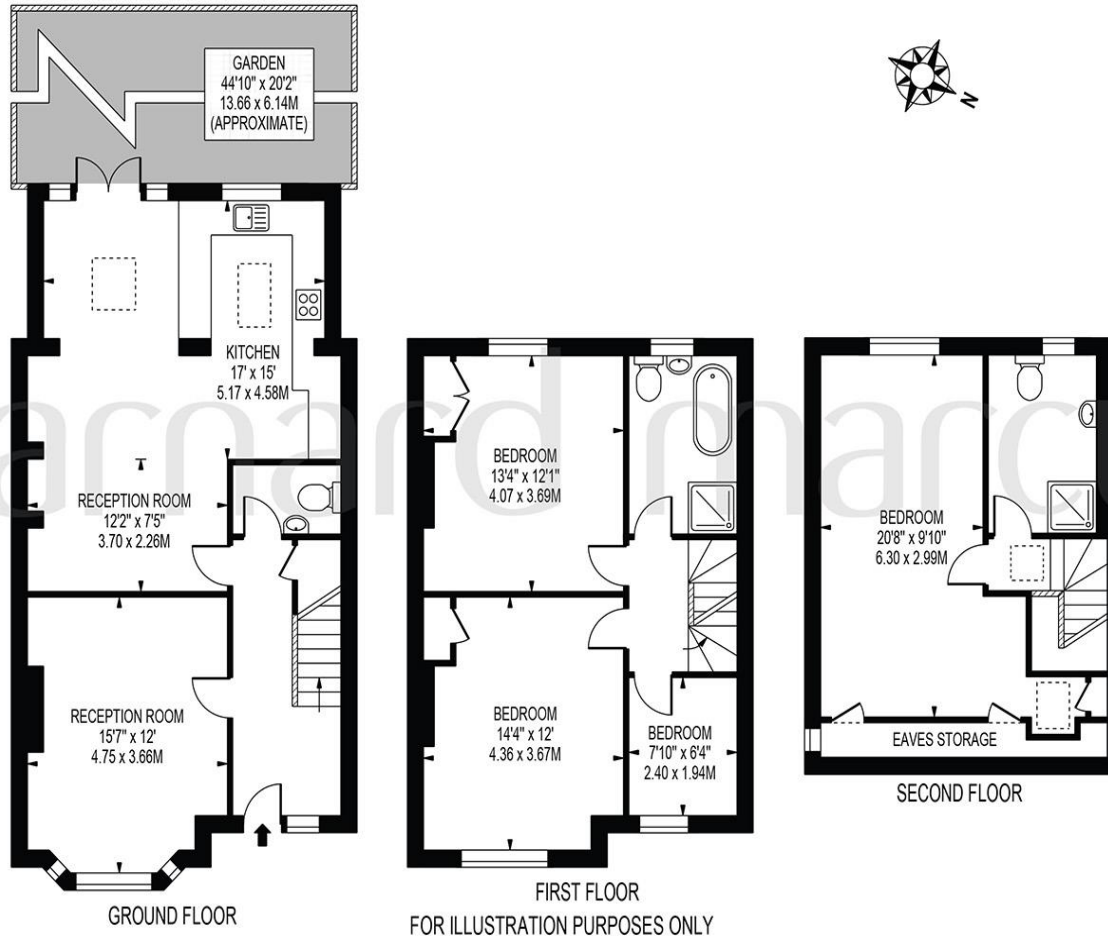


QUEENSLAND AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1591 SQ FT - 147.82 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 37 SQ FT - 3.47 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.

Welcome to

Queensland Avenue, London

- 5 Bedrooms
- 2 Bathrooms
- Mid Terraced House
- Close to Northern Line
- Desired Location

Tenure: Freehold EPC Rating: C

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MOD103245 - 0001

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