

eddissonwhite®



34 christchurch road, colliers wood, SW19 2NX

85 the broadway, wimbledon, SW19 1QE

109 london road, morden, SM4 5HP

W eddissonwhite.co.uk

T 020 8540 9828



## Queensland Avenue, Wimbledon

Guide Price £1,075,000 Freehold

Mid Terraced House - 5 Bedrooms - 2 Bathrooms - Spacious Lounge  
Large Extended Kitchen/Dining Room - Close To The Northern Line Tube  
Quiet Residential Road - Front and Rear Gardens - EPC 'C' - Freehold  
Ultra Convenient Location - Old Merton Park - One To Be Viewed



company registration no. 05068639 • vat registration no. 843560623



# Queensland Avenue, Wimbledon

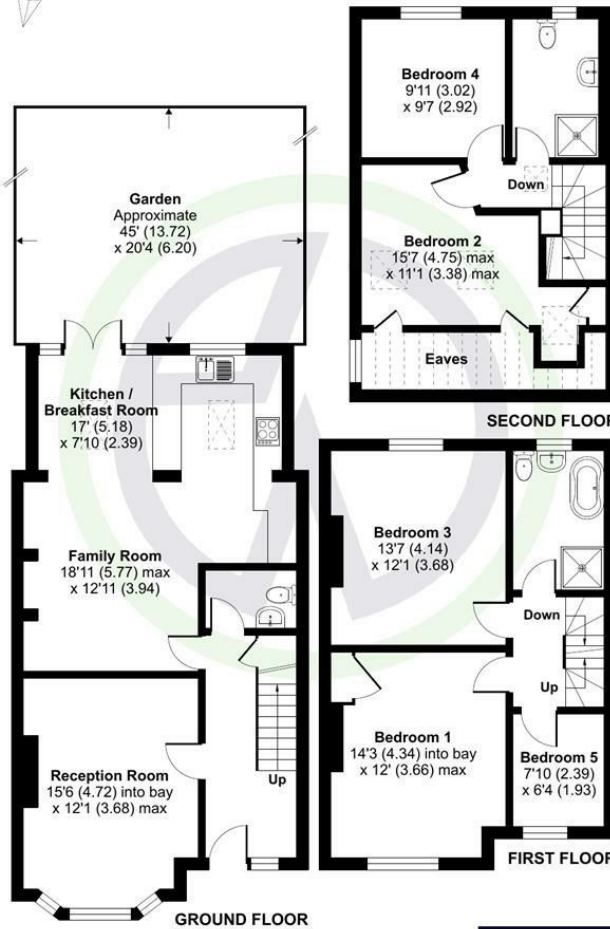
## Queensland Avenue, London, SW19

Approximate Area = 1568 sq ft / 145.7 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 1638 sq ft / 152.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Edissonwhite. REF: 1147605



London Borough of Merton  
Tax Band E  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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