

eddissonwhite®



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109 london road, morden, SM4 5HP

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Queensland Avenue, Wimbledon

Guide Price £825,000 Freehold

Three Bedrooms - Semi Detached - Large Lounge - EPC: D
Family Large Kitchen/Dining Room - Potential To Extend (STP)
Family Bathroom - Freehold - Gas Central Heating & Double Glazed
Large Rear Garden - Garage - NO CHAIN - Close To South Wim Tube



company registration no. 05068639 • vat registration no. 843560623



Queensland Avenue, Wimbledon

Queensland Avenue, London, SW19

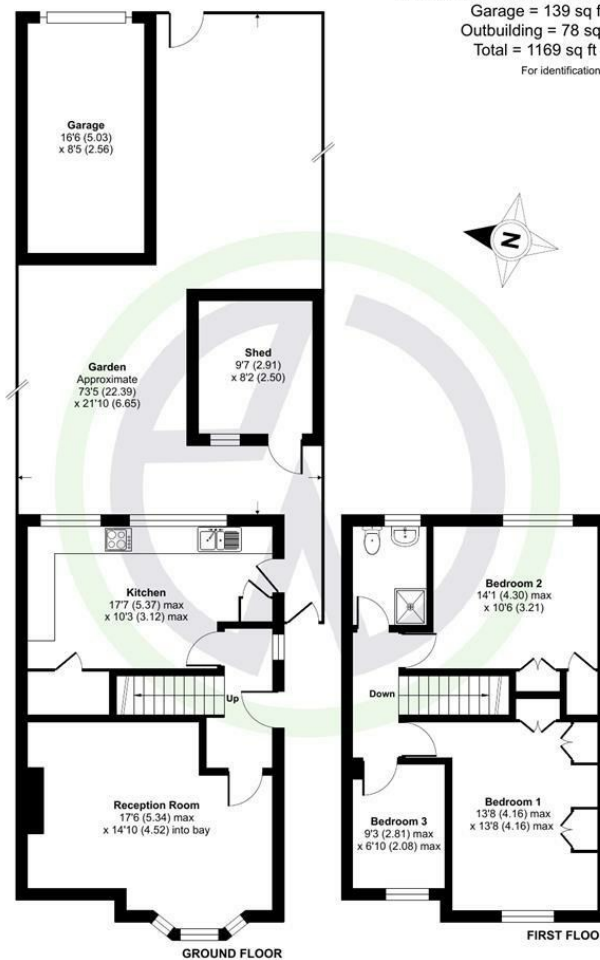
Approximate Area = 952 sq ft / 88.4 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1169 sq ft / 108.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Edissonwhite. REF: 1241759



London Borough of Merton
Tax Band E
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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