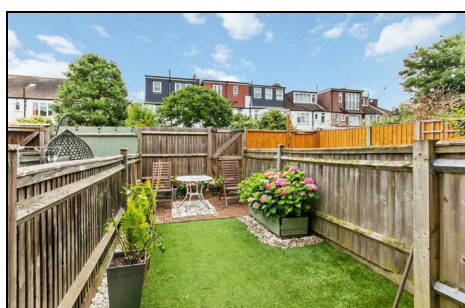


**Oxford Avenue  
Wimbledon Chase, SW20 8LT**

**£575,000 Leasehold - Share of Freehold**



**This beautifully presented TWO DOUBLE BEDROOM, ground floor Victorian Maisonette with Share of Freehold and access to private rear garden is ideally located on a popular tree lined road within the admissions priority area of Wimbledon Chase Primary School. An attractive brick fronted fascia, private entrance, two double bedrooms, modern fitted bathroom and fantastic open plan kitchen reception.**





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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Lettings in Merton**



## OXFORD AVENUE, SW20

Approx. Gross Internal Floor Area

**691 Sq. ft/64.19 Sq. m**

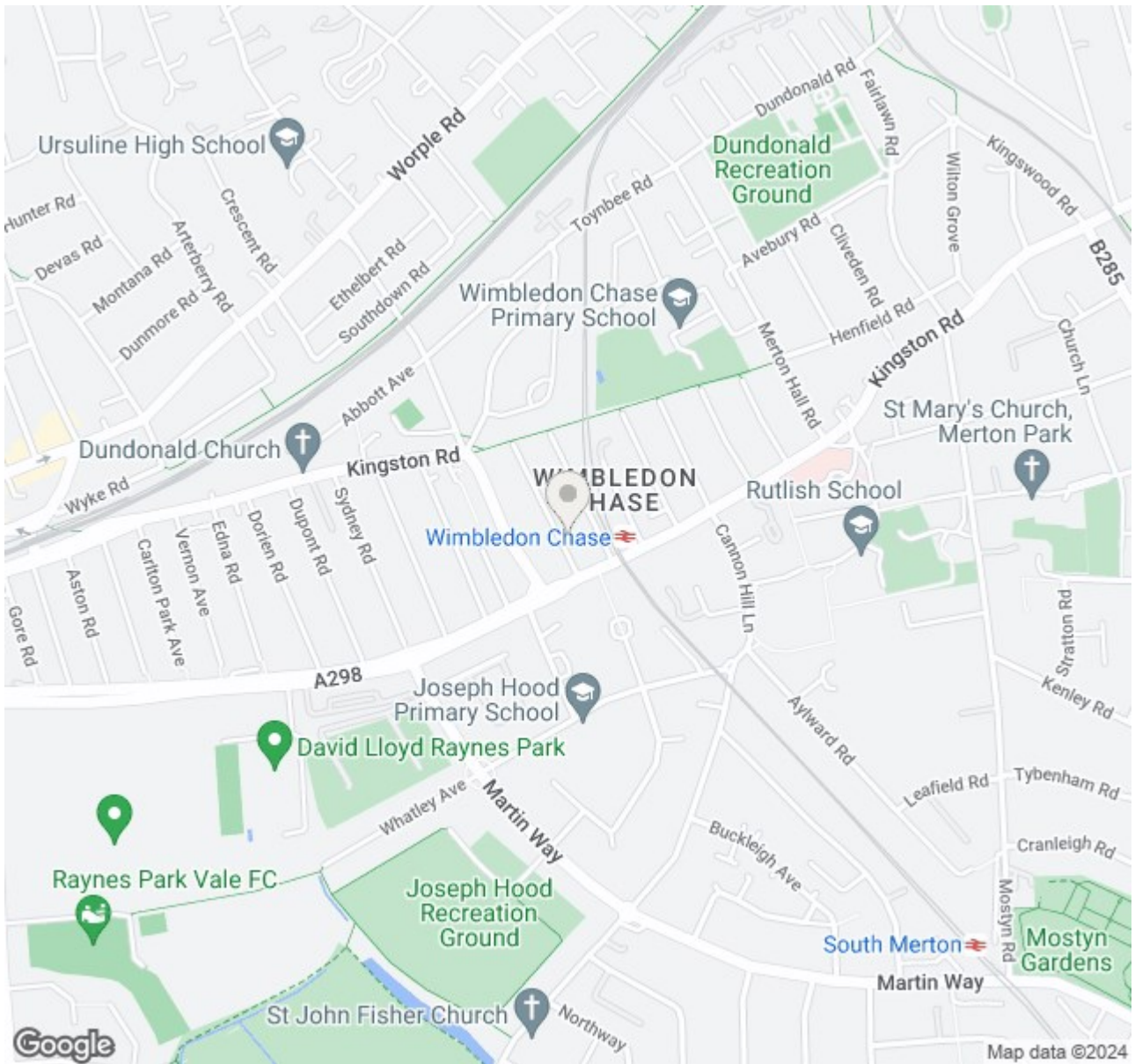


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PROPERTY MARKETING

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 bedrooms
- Victorian Maisonette
- Ground Floor
- Modern Bathroom Suite
- Private garden
- APA Wimbledon Chase Admissions
- Attractive Brick Fascia
- Share of Freehold
- Council Tax C
- EPC D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>73</b> |
| (55-68) <b>D</b>                            | <b>62</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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