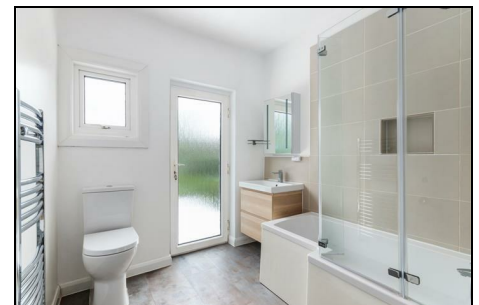
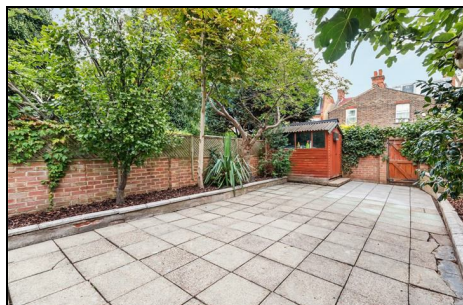


## Richmond Avenue Wimbledon Chase, SW20 8LA

£1,100,000 Freehold



This superb 1,687 sqft **FOUR BEDROOM, TWO BATHROOM** Victorian Mid Terrace family home has a spacious extended kitchen/dining room, conservatory and two additional reception rooms. Located on a highly sought after residential cul de sac within the admissions priority area for the Wimbledon Chase Primary School and within easy access to Wimbledon Town Centre, Wimbledon Chase Thameslink and Wimbledon Mainline Station, the District and Northern line. There is also a down stairs shower room/w.c, modern family bathroom and landscaped low maintenance garden with rear access. Offered to the market with no onward chain.





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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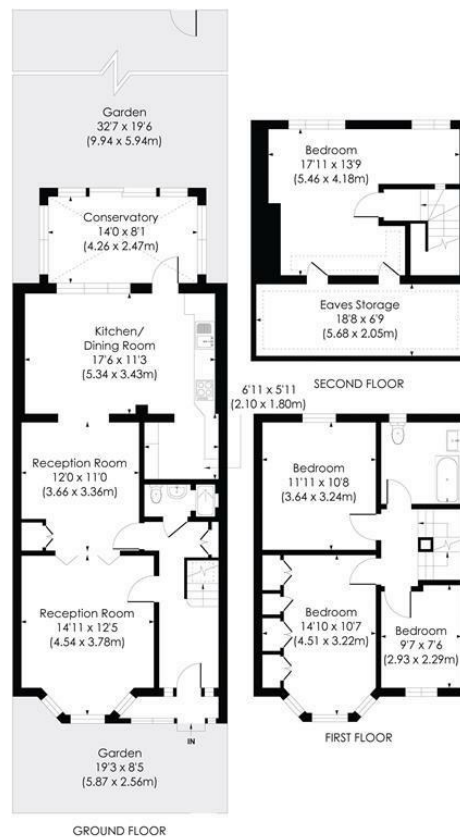


## RICHMOND AVENUE, SW20

Approx. Gross Internal Floor Area

1687 Sq. ft/156.73 Sq. m (Including reduced height)

1518 Sq. ft/145.09 Sq. m (Excluding reduced height)

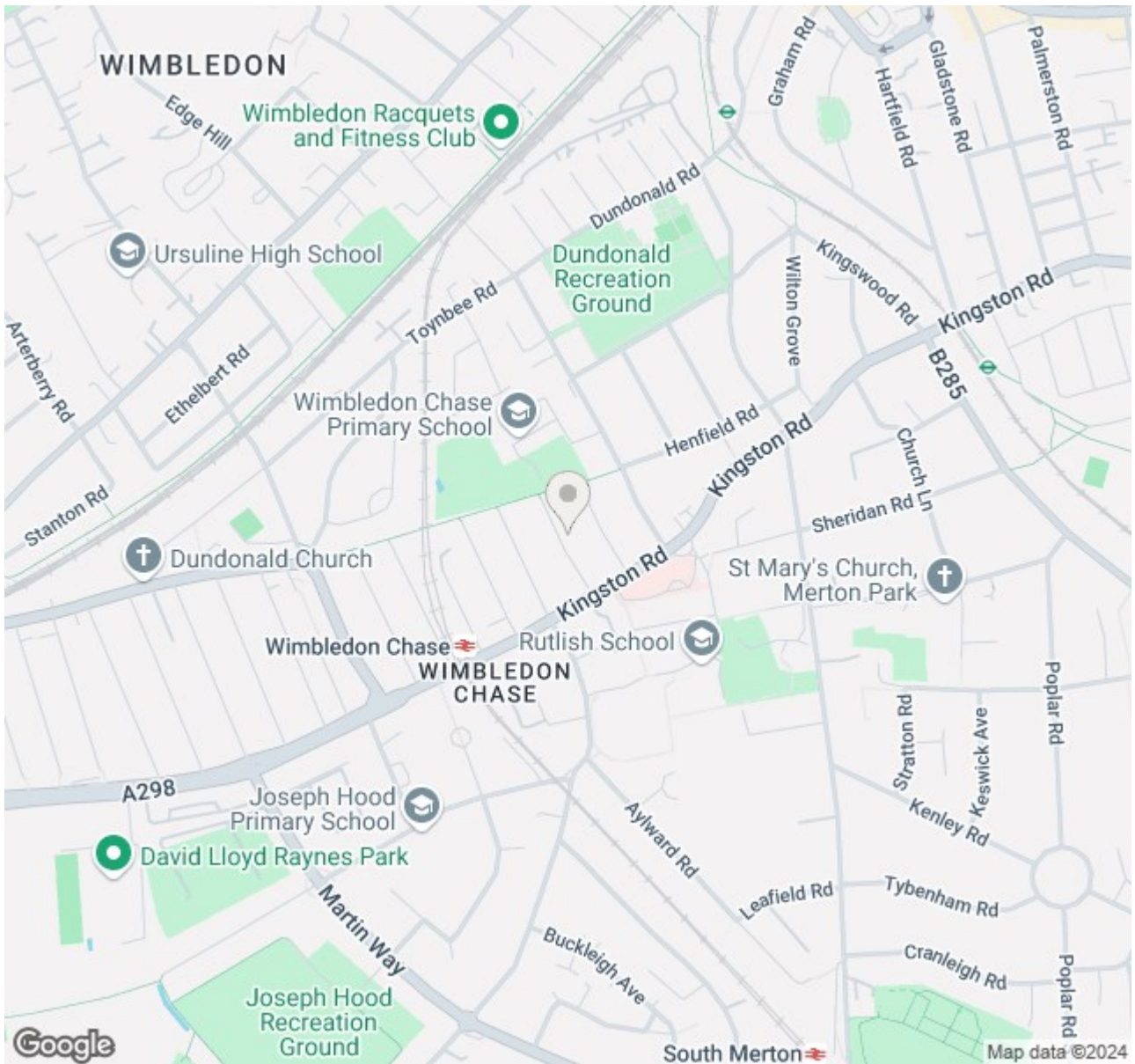


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.





- Four Bedroom - Two Bathroom - 1687 sqft
- Victorian Mid Terrace House
- Wimbledon Chase Primary School A.P.A
- Fantastic Extended Kitchen/Dining Room
- Conservatory and Two Additional Reception Rooms
- Highly Sought After Cul De Sac
- Low Maintenance Garden with Rear Access
- No Onward Chain
- Council Tax Band - E
- EPC - D

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>82</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            | <b>59</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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