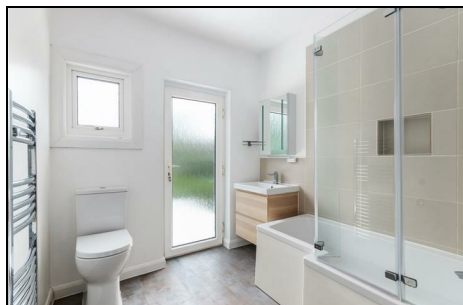
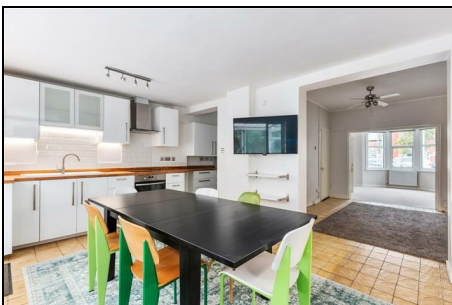


**Richmond Avenue  
Wimbledon Chase, SW20 8LA**

**£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.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**



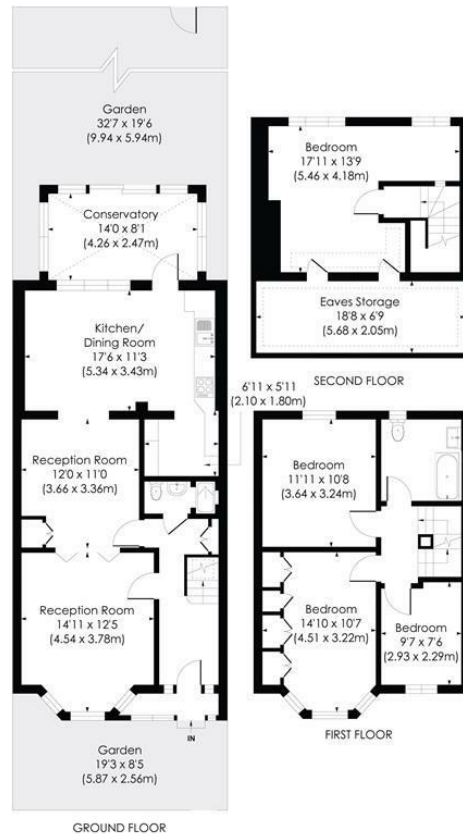


## RICHMOND AVENUE, SW20

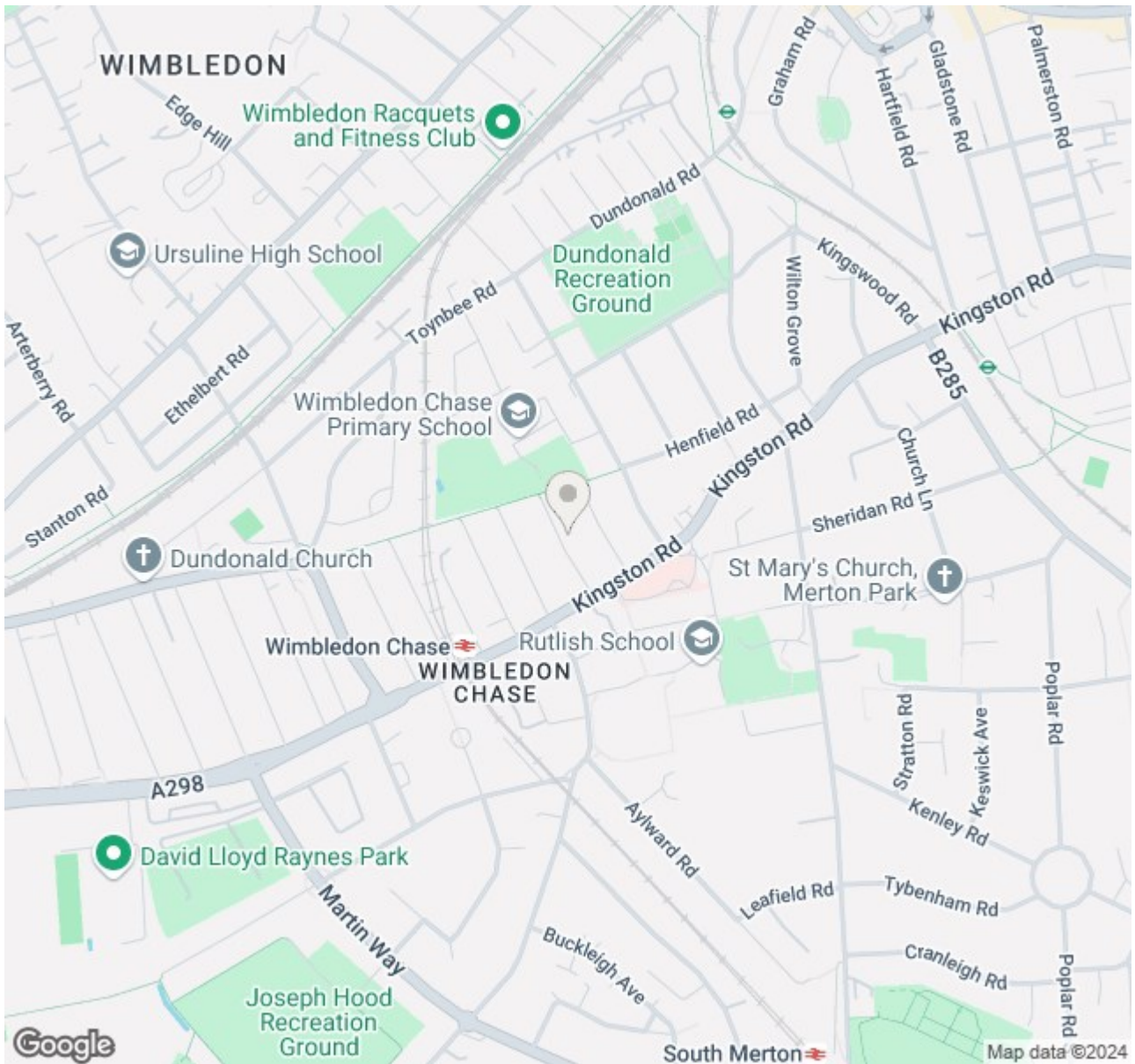
Approx. Gross Internal Floor Area

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

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







- 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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