

**Rothsay Avenue
Wimbledon Chase, SW20 8JU**

Offers In Excess Of £275,000 Leasehold

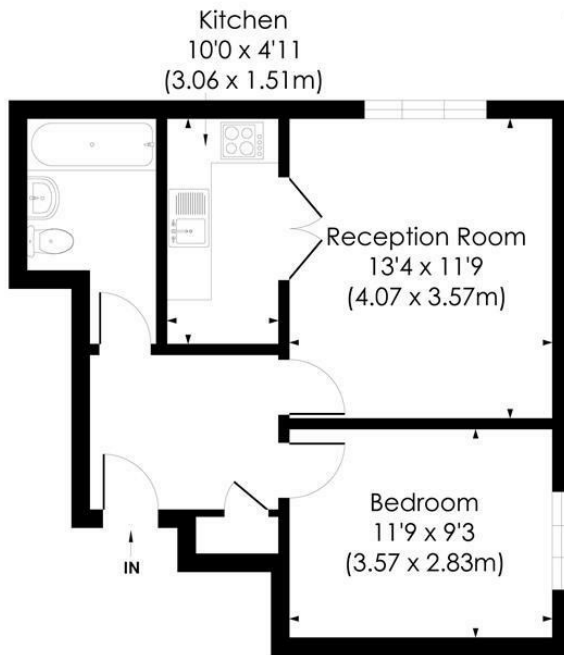


This bright 453 sqft ONE DOUBLE BEDROOM, top floor apartment is positioned inside a secluded and sought after gated development, moments from Wimbledon Chase Station (Zone 3). Neutrally decorated throughout with a modern kitchen and bathroom, a spacious reception room, storage, allocated parking and access to a superb communal roof terrace. Offered to the market with no onward chain.

ROTHESAY AVENUE, SW20

Approx. Gross Internal Floor Area

453 Sq. ft/42.07 Sq. m



THIRD FLOOR

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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.

- One Double Bedroom - Top Floor Apartment
- Secluded Desirable Gated Development
- Allocated Parking and Access to Communal Roof Terrace
- 0.1 Mile to Wimbledon Chase Station (Zone 3)
- Ideal Buy to Let investment - Estimated Rental £1,500pcm
- Ideal First/Second Time Purchase
- No Onward Chain
- Neutrally Decorated Throughout
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	75	77
EU Directive 2002/91/EC		

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