

Braeside Avenue Wimbledon, SW19 3PT

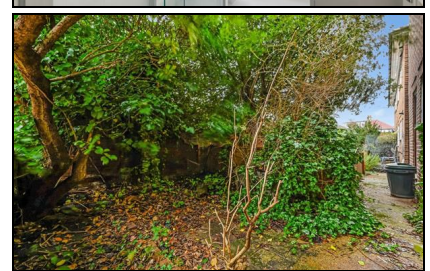
£495,000 Leasehold



A superb two bedroom ground floor purpose-built garden maisonette enviably located within a sought after cul-de-sac, moments from the picturesque Dundonald Park. Having been fully refurbished by the current owners and situated within the extremely sought after Dundonald Park area of Wimbledon. The property boasts two double bedrooms, a wonderful living room, spacious modern kitchen/breakfast room, refurbished bathroom suite and private garden all within three quarters of a mile from Wimbledon and Raynes Park Town Centre and the convenience of the station for easy commuting and excellent local amenities. Sold with no onward chain.

BRAESIDE AVENUE, SW19

Approx. Gross Internal Floor Area
670 Sq. ft/62.20 Sq. m



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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.

- Ground Floor Maisonette
- Two Double Bedrooms
- Private Garden
- Dundonald Park Area Close To Excellent Transport Links
- Fully Refurbished Kitchen/ Breakfast Room
- No Onward Chain
- Leasehold - New Lease with 125 year term
- Service Charge - Ad/Hoc
- Ground Rent - Peppercorn
- EPC Rating D - Council Tax Band - D

Energy Efficiency Rating		Current	Target
101-150 kWh/m ² (A+++)	A		
81-100 kWh/m ² (B)	B		
61-80 kWh/m ² (C)	C		
41-60 kWh/m ² (D)	D	66	73
21-40 kWh/m ² (E)	E		
1-20 kWh/m ² (F)	F		
1-15 kWh/m ² (G)	G		

EU Directive 2002/91/EC

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