

**Oxford Avenue
Raynes Park, SW20 8LT**

Offers In Excess Of £500,000 Leasehold - Share of Freehold



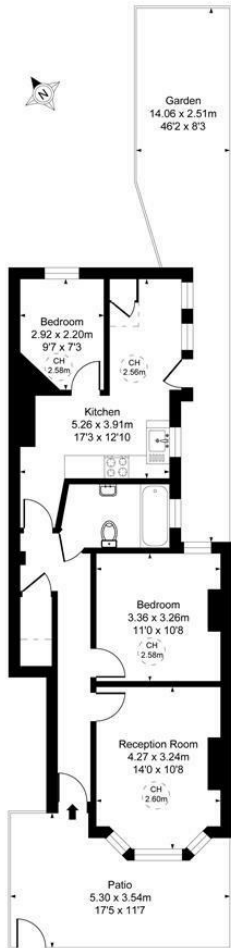
This beautiful and versatile **TWO BEDROOM VICTORIAN MAISONETTE** with **PRIVATE GARDEN** and **Share of Freehold** is ideally located for easy access to **Wimbledon Chase, Raynes Park and Wimbledon.**

An attractive brick fronted fascia, private entrance, two bedrooms, reception room, modern kitchen & bathroom, exposed wood floors and period fireplaces.

Wimbledon Chase is a desirable and convenient residential area offering a selection of shops, well regarded primary schools, access to open green space and good transport links, with a direct Thameslink service to Wimbledon, Farringdon and Blackfriars as well as regular bus and tram services via Merton Park.

Raynes Park and Wimbledon are also close by as well as easy access for the A3 for routes in and out of London.

Oxford Avenue, SW20
 Approximate Gross Internal Area
 63.62 sq m / 685 sq ft
 (Excluding restricted height
 under 1.5m, 61.79 sq m 665 ft)
 (CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Two Bedrooms
- Private Rear Garden
- Share Of Freehold
- Ground Floor With Private Entrance
- Modern Kitchen
- Retained Period Features
- Victorian Maisonette
- Close To Station & High Street
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	75
(39-54) E	62
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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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