

**Parkfields Avenue  
West Wimbledon, SW20 0QS**

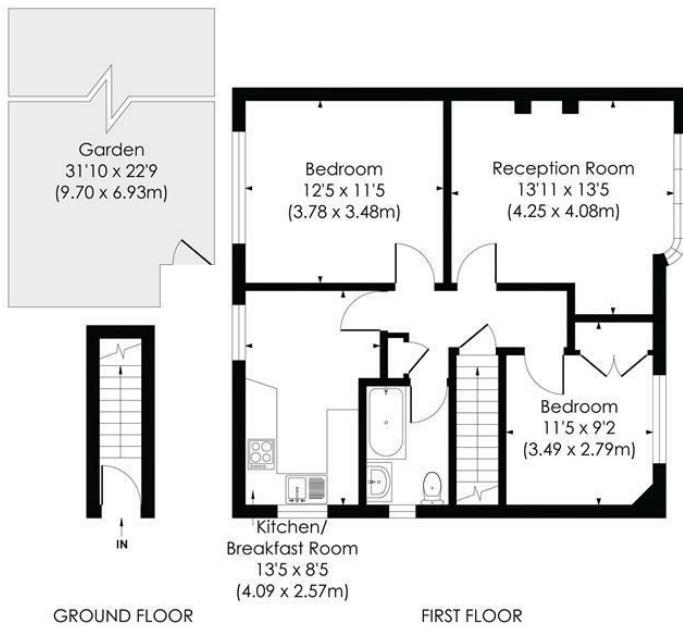
**£500,000 Leasehold**



**This charming 694 sqft TWO DOUBLE BEDROOM, first floor maisonette with private rear garden and newly extended lease is located in a lovely cul-de-sac moments from Raynes Park High Street and Station. Offered to the market with no onward chain, this would make for an ideal first/second time purchase or downsize move. There is a spacious reception room with wood flooring, a good sized separate kitchen offering a perfect space for dining table, neutrally decorated bathroom with window and two bedrooms (main bedroom with built storage).**

**PARKFIELDS AVENUE, SW20**

Approx. Gross Internal Floor Area  
**694 Sq. ft/64.48 Sq. m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



- Two Double Bedroom - Extended Lease
- First Floor Maisonette With Private Rear Garden
- Located In A Sought After Cul-De-Sac
- Moments From Raynes Park Station And High Street
- Spacious Reception Room With Wood Flooring
- Separate Kitchen With Space For Dining Area
- Ideal First Time Purchase Or Downsize Move
- No Onward Chain
- EPC - D
- Council Tax Band - D

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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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