# Ellisons

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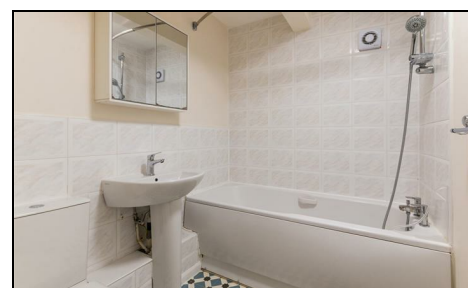www.ellisons.uk.com

## Rothesay Avenue
## Wimbledon Chase, SW20 8JU

## £265,000 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 and allocated parking. Offered to the market with no onward chain.
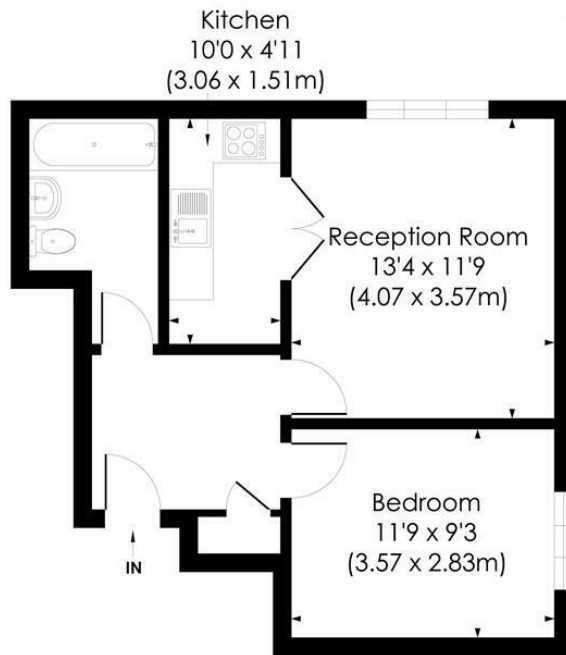
Wimbledon Chase is a desirable and convenient residential area offering a selection of shops, well regarded primary schools, access to open green space and good transport links, with a direct Thameslink service to Wimbledon, Farringdon and Blackfriars as well as regular bus and tram services via Merton Park.

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

## ROTHESAY AVENUE, SW20

Approx. Gross Internal Floor Area
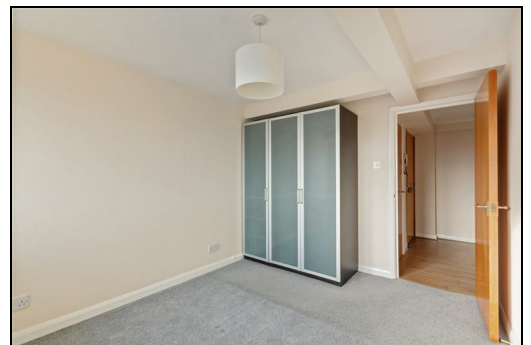
**453 Sq. ft/42.07 Sq. m**



**Kitchen**
10'0 x 4'11
(3.06 x 1.51m)

**Reception Room**
13'4 x 11'9
(4.07 x 3.57m)

**Bedroom**
11'9 x 9'3
(3.57 x 2.83m)

IN

**THIRD FLOOR**

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PROPERTY MARKETING

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
- 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 | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 75 | |
| (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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