

Braeside Avenue

WIMBLEDON, SW19

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Braeside Avenue

WIMBLEDON, SW19



A delightful two double bedroom ground floor garden maisonette located on a sought-after no through road in Wimbledon.

Ideally situated, the property is within 0.7 miles of Wimbledon mainline station (London Waterloo in 20 minutes) and close to the amenities of Wimbledon town, including coffee shops and restaurants. This charming property offers light and spacious living accommodation with two double bedrooms, a separate bathroom, and a good-sized reception room. The fitted kitchen leads to a private rear patio garden with gated access.

















Guide Price: £450,000 - £500,000
Subject to Contract

Local Authority: Merton

Council Tax Band: D

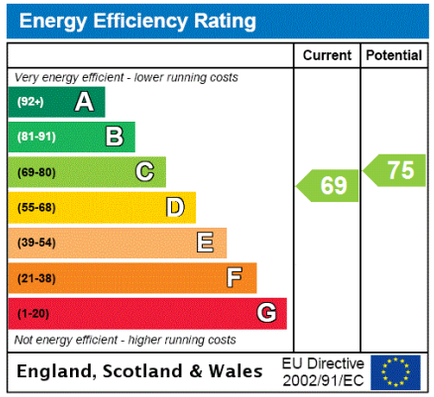
Tenure: Share of Freehold (999 years from 25 December 1993)

Ground Rent: Peppercorn

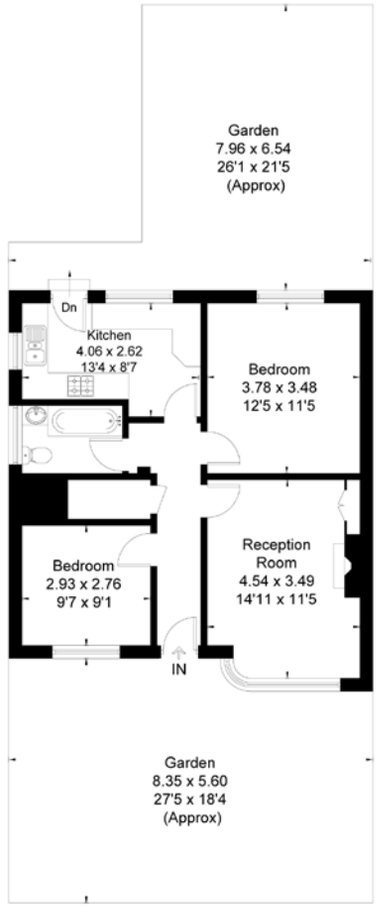
Service Charge: Approx. £363 per annum for building insurance

Reference: WIM220073

Approximate Gross Internal Area:
679 sq.ft. / 631.1 sq.m.



Approximate Floor Area = 63.1 sq m / 679 sq ft



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82085

JD022_2802344_1510483_JDW022

020 8944 7172
5-7 Church Road,
Wimbledon, SW19 5DW
wim.sales@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property