

**14 Braemar Avenue,
Wimbledon Park,
London
SW19 8AZ**



Viewing by appointment only.

MBL Estates Ltd,
97 The Broadway,
Wimbledon
SW19 1QG
Telephone no. 020 8540 7070
Email info@mblestates.com

Price guide: £1,075,000

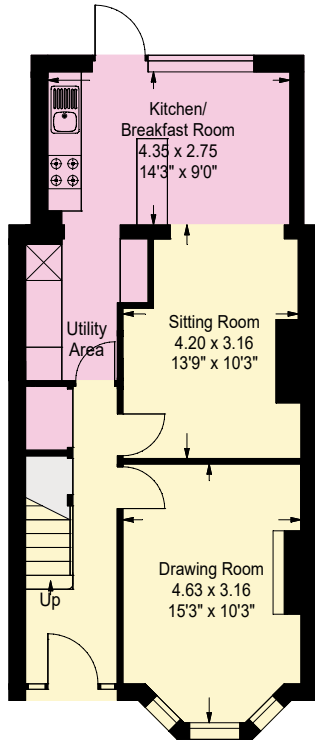


A fine example of a four bedroom Edwardian period home, which has been in the same ownership for many years. The property is ideally suited to family occupation being close to Wimbledon Park primary school and Wimbledon Park itself. The house is within a few minutes' walk of the District Line tube station and the local shops and cafes at Wimbledon Park, whilst the town centre of Wimbledon is within easy reach.

The house is offered for sale with the benefit of various period features, loft conversion, extended modern kitchen, two contemporary bathrooms (one en-suite to master) and front and rear gardens. It has been well looked after yet still offers scope for further development.

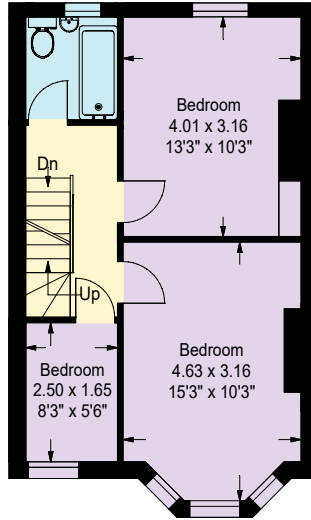
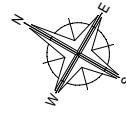
MISREPRESENTATION ACT, 1967.

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Ground Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



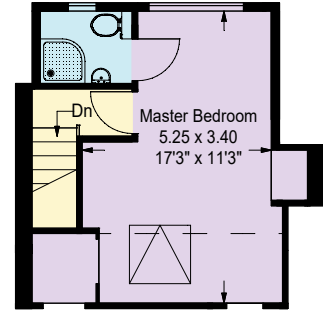
First Floor

Address: 14 Blenheim Avenue, LONDON, SW19 5AZ
 EPC No: 3118-2003-1222-01212024

Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A	B	84
Energy Conservation	B	C	66
CO ₂ Emissions	C	D	66
Water Efficiency	E	F	66
Heating	F	G	66

England & Wales

Approximate
Gross Internal Floor Area
House: 112sq.m. or 1206sq.ft.



Second Floor

Denotes areas below 1.5m excluded from Area Total.
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 Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

