



Brisbane Avenue, London SW19

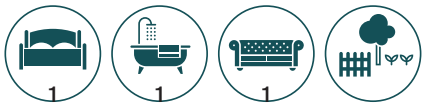


Brisbane Avenue, London, SW19

Located on a highly desirable quiet residential road, this beautiful Victorian period flat offers 484 sq ft of bright and spacious living accommodation. The property comprises of a large principal bedroom, generous reception room, fitted kitchen and modern bathroom. There are many original period features within the flat including beautiful wooden flooring, high ceilings and feature fireplaces.

The property further benefits from a private south west-facing garden.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is owned by a Knight Frank employee.



Offers in excess

of

£400,000

Tenure

Leasehold:
approx. 152 years
remaining

Local authority

Merton

Location Description

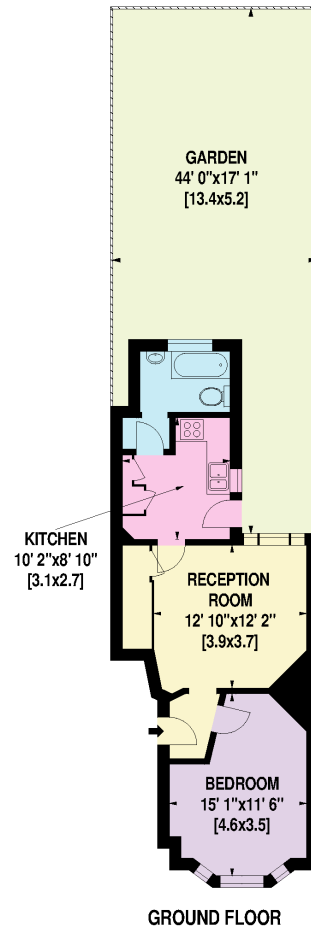
Brisbane Avenue is ideally located in South Wimbledon and has excellent access to South Wimbledon tube station (Northern Line) and a plethora of shops and restaurants in Wimbledon Town. There are some excellent schools in the area (both in the private and public sectors) and a wide range of recreational pursuits are available such as golf, tennis and fitness clubs. The A3/M25 network affords direct routes into Central London as well as both Heathrow and Gatwick airports.





BRISBANE AVENUE, SW19

Approximate Gross Internal Area : 45.0 Sq. metres
484 Sq. feet



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

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