

Kingston Road, Wimbledon SW19 1LT



Guide Price £515,000 Share of Freehold

This unique and stylish two-bedroom split-level maisonette offers the feel of a mini-house and provides refurbished interiors and sleek aluminium windows. Accessed via its own private entrance, the property features a useful storage/utility cupboard at ground floor level, a spacious 20ft open-plan reception room/kitchen, along with a modern bathroom on the first floor and two well-proportioned double bedrooms on the second floor. Ideally situated, the property is within walking distance of South Wimbledon Tube Station (Northern Line) and Merton Park Tram Stop, as well as the many amenities of Wimbledon Town centre, including the Mainline/District line station. Part of Salt Yard—a sought-after development of apartments and mews houses—the maisonette also benefits from a Share of Freehold, making it an excellent choice for first-time buyers and investors alike. Council Tax Band C (Merton).

- Split level maisonette
- Own front door
- No service charge or ground rent payable
- Two double bedrooms
- Modern bathroom
- 20ft open plan kitchen/reception room
- 991 year Lease + Share of Freehold
- Close to transport links
- Ideal first time buy or investment

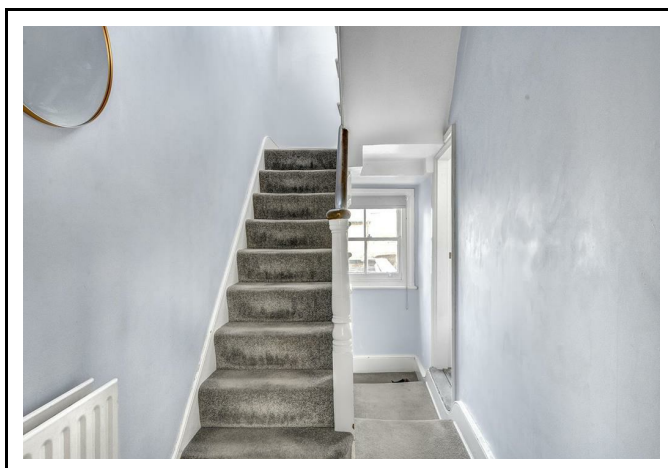
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

The property is conveniently located for local shops, restaurants and leisure facilities and South Wimbledon Underground Station (northern line) is within walking distance. Wimbledon Town Centre with its Mainline/District line station and many shopping, leisure and entertainment amenities is easily accessible. There are a number of public parks close by including Abbey Recreation Ground, Dundonald Recreation Ground and the National Trust Morden Hall Park.





Kingston Road

Approximate Gross Internal Area = 737 sq ft / 68.4 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 31 sq ft / 2.9 sq m

Total = 768 sq ft / 71.3 sq m

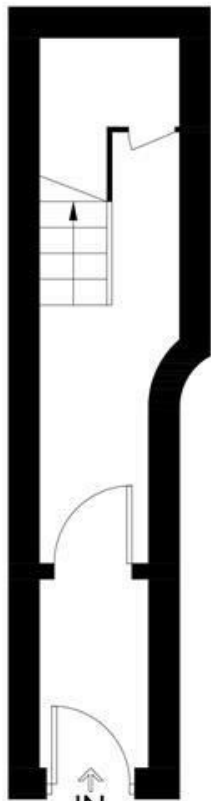


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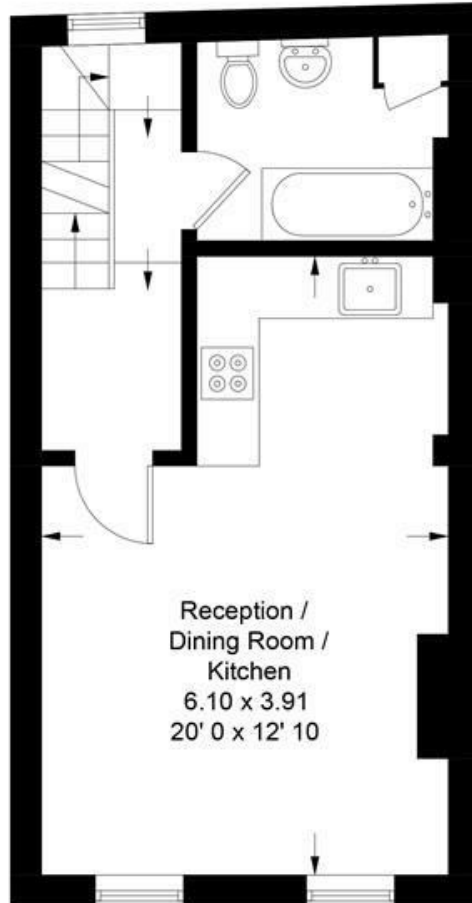
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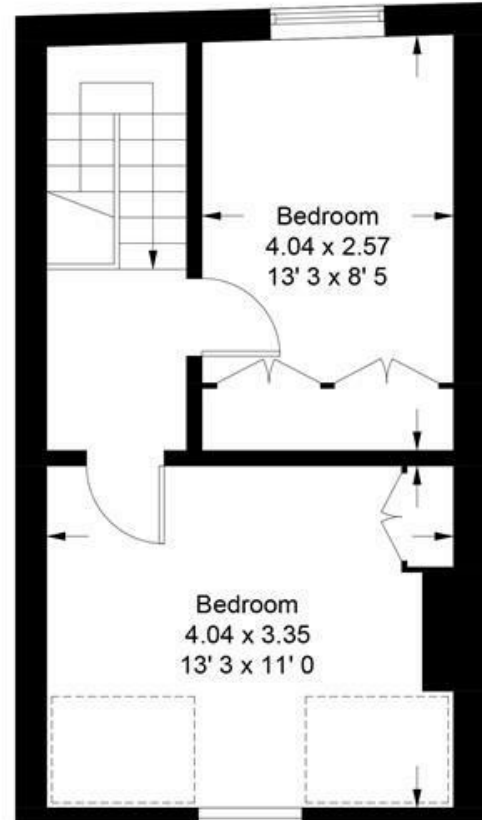
= Reduced headroom below 1.5m / 5'0



Ground Floor
94 sq ft / 8.7 sq m



First Floor
351 sq ft / 32.6 sq m



Second Floor
323 sq ft / 30 sq m
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



EPC Rating E

Council Tax: C

Lease: 991 years + Share of Freehold

No Service Charge or Ground Rent payable

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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