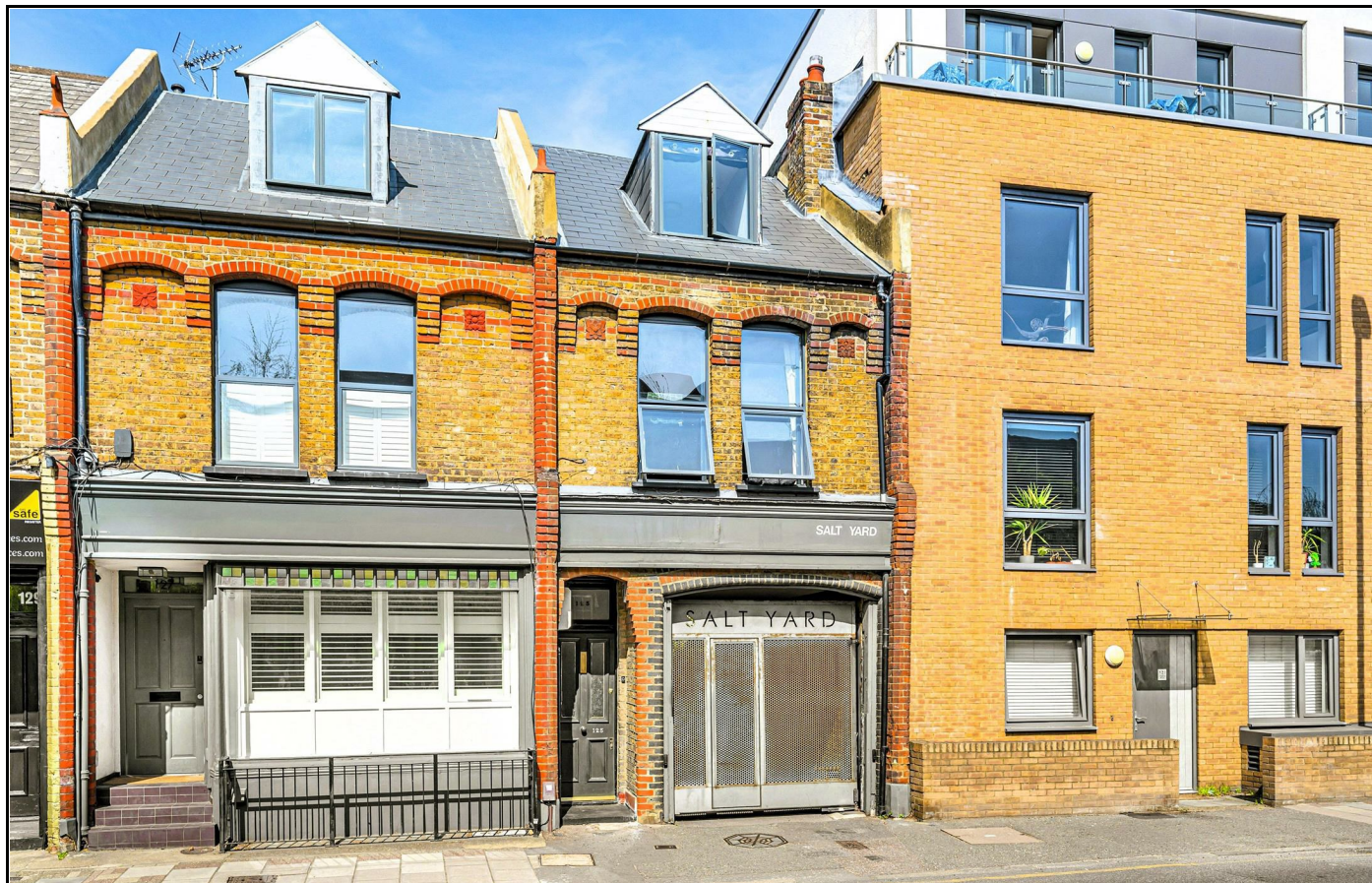


## Kingston Road, Wimbledon SW19 1LT



### Offers In Excess Of £450,000 Share of Freehold

This unique and stylish two-bedroom split-level maisonette combines the comfort of a private home with modern living, boasting refurbished interiors and sleek aluminium-framed windows throughout. 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

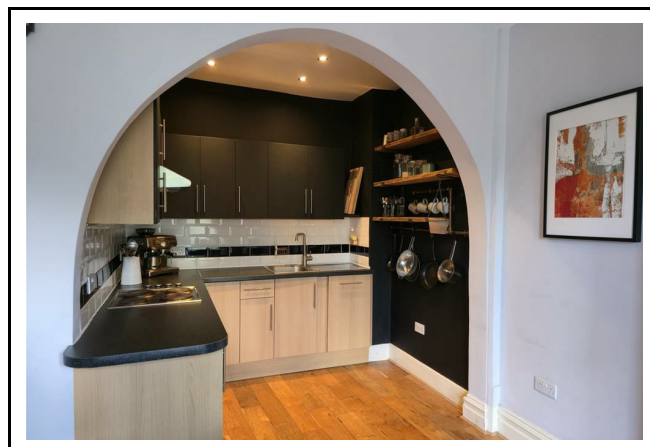
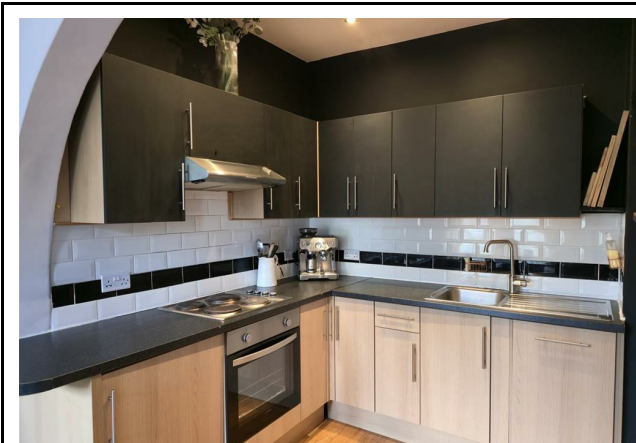
020 8971 6780

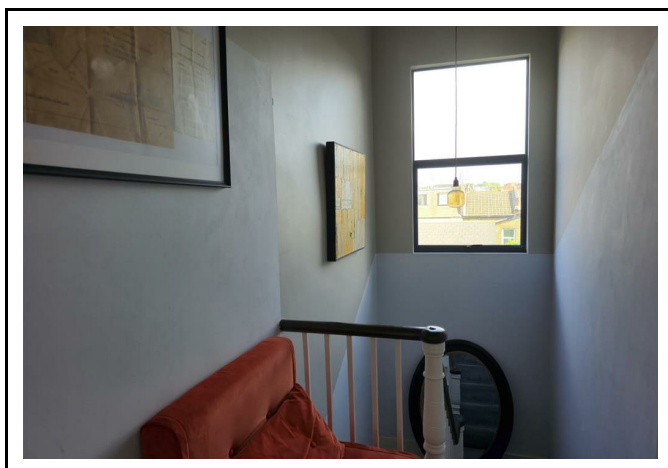
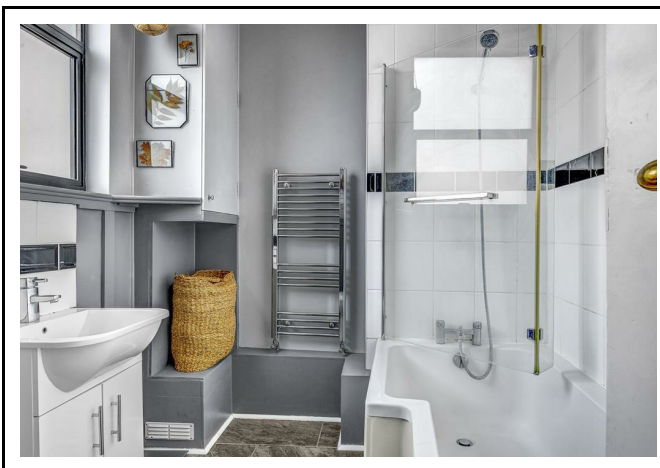
24 High Street, Wimbledon Village, SW19 5DX



**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

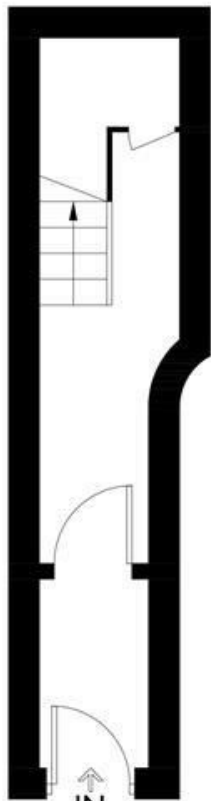


**andrew scott  
robertson**

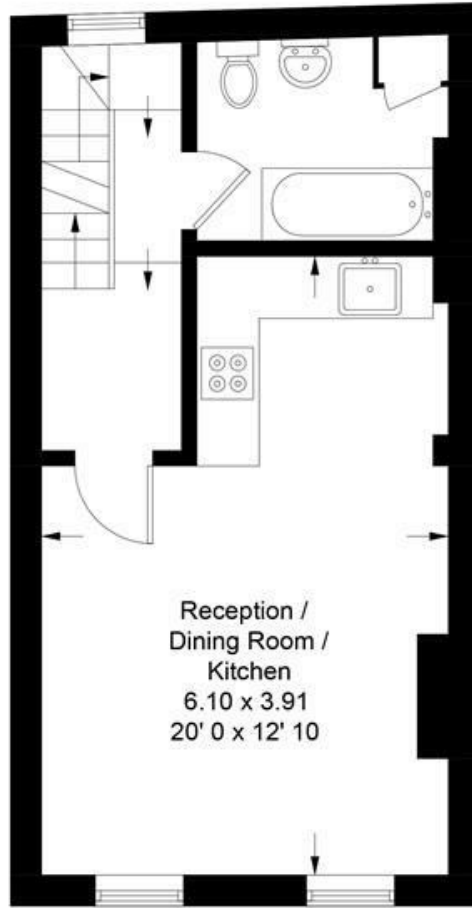
chartered surveyors • estate agents



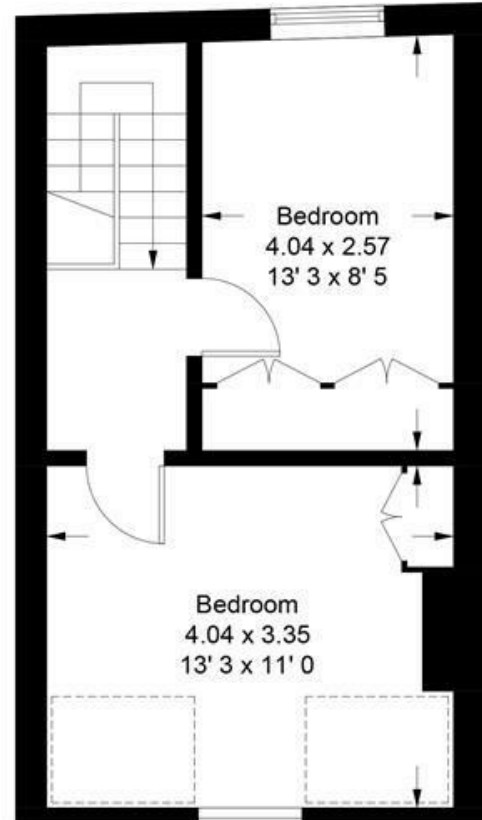
= Reduced headroom below 1.5m / 5'0



**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**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

