

Kingston Road, SW19

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## Kingston Road, SW19

Spacious 1-bed garden flat (471 sq ft) on Kingston Road. Semi open-plan kitchen, share of freehold, no ground rent or service charge. Huge potential to extend rear/side (STPP) into a large 2 bedroom flat. Private garden.

- Share of Freehold
- No Ground Rent and No service charges
- Currently offering 471 sq ft of living space.
- Council Tax Band B
- EPC Band D
- Excellent Transport links
- Opportunity to Extend to rear and side (SSTC) into a 2 bed flat
- Private Rear Garden
- Spacious Reception room
- Additional front garden enhances kerb appeal

### Charming One-Bedroom Garden Flat with Expansion Potential on Kingston Road

Discover a unique opportunity to own a delightful one-bedroom garden flat located on the sought-after Kingston Road. This property boasts a generous 471 sq ft of living space, complemented by a semi open-plan kitchen that seamlessly blends functionality with comfort.

#### Key Features:

**Spacious Living:** The semi open-plan kitchen and living area provide a versatile space perfect for both relaxation and entertaining.

**Private Garden:** Step outside to your own private garden—a rare find that offers a tranquil retreat and the perfect setting for outdoor gatherings. There's also a garden to the front too.

**Expansion Potential:** With the ability to extend to the rear and side (subject to planning permission), this flat presents an excellent opportunity to add value with adding an extra bedroom where you can personalise your own living space.

**Share of Freehold:** Enjoy the benefits of owning a share of the freehold, offering greater control over the property and its management.

**Benefit from zero ground rent and zero service charge, making this an economical**



► space. The potential to extend ensures that this home can adapt to your changing needs.

Don't miss out on this exceptional property that combines charm, convenience, and potential. Contact us today to arrange a viewing and envision the possibilities that await you on Kingston Road.







LOCATION



Property location

ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: **57**

Potential: **81**

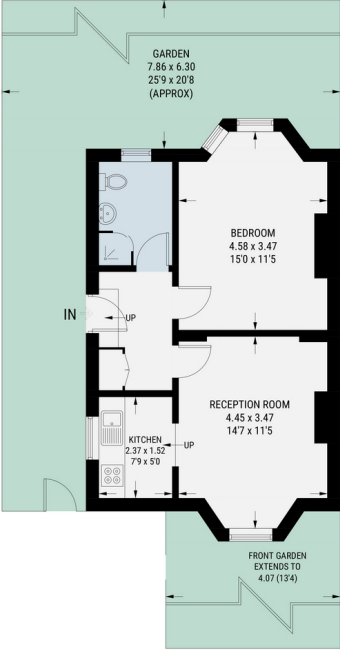
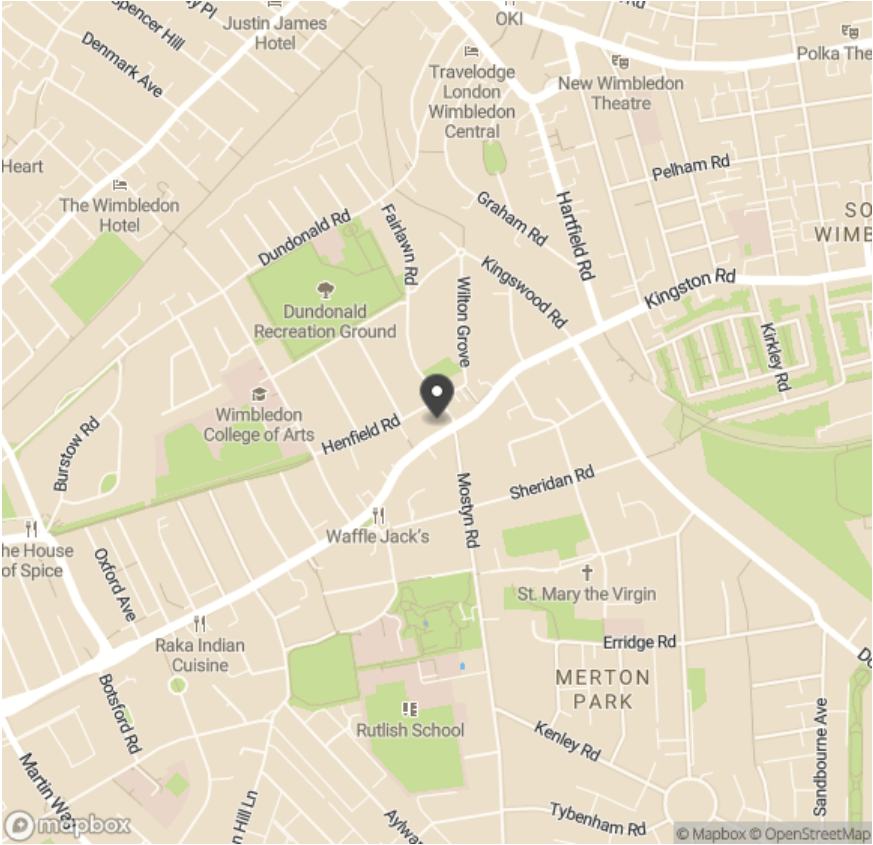
FLOOR PLAN

471 sq ft (43 sq m)

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Approximate Gross Internal Area = 471 sq ft / 43.8 sq m

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GROUND FLOOR

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