



HENLEY HOMES

Flat 3 | Kingston Road
London | Greater London SW19 1JW |



HENLEY HOMES ESTATE AGENT This stunning split-level top-floor apartment offers luxury and versatility with two generously sized bedrooms, including a principal suite with a sleek en-suite shower room, plus a separate modern family bathroom. Set within a contemporary development near South Wimbledon Tube Station, the flat combines stylish finishes with a clever layout, creating a sense of space and privacy across two levels. The bright open-plan living area is perfect for entertaining, while large windows flood the space with natural light. A rare opportunity to own a unique and elegant home in a sought-after SW19 location.

Kitchen / Sitting Room 24' 10" x 9' 5" (7.56m x 2.87m)

Front aspect, strip wood flooring, integrated microwave oven, undercounter integrated fridge and freezer, electric oven with hob and extractor hood, integrated dishwasher and champagne cooler, wooden wall feature for wall mounted TV.

Bedroom 2 14' 9" x 7' 6" (4.49m x 2.28m)

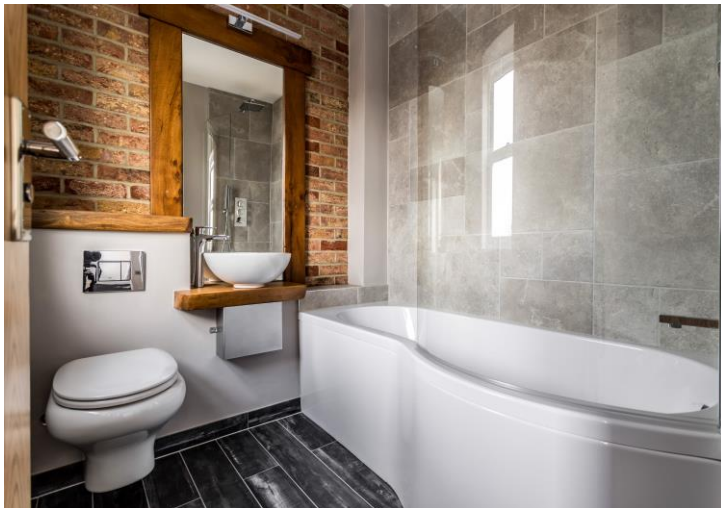
Front aspect, hanging wardrobe.

Bathroom

Rear aspect, strip flooring, part tiled walls, heated towel rail, wash hand basin, low level WC, bath with wall mounted rainwater showerhead and separate handheld attachment.

Storage

Hanging cupboard in entrance and cupboard under the stairs with plumbing for washing machine.

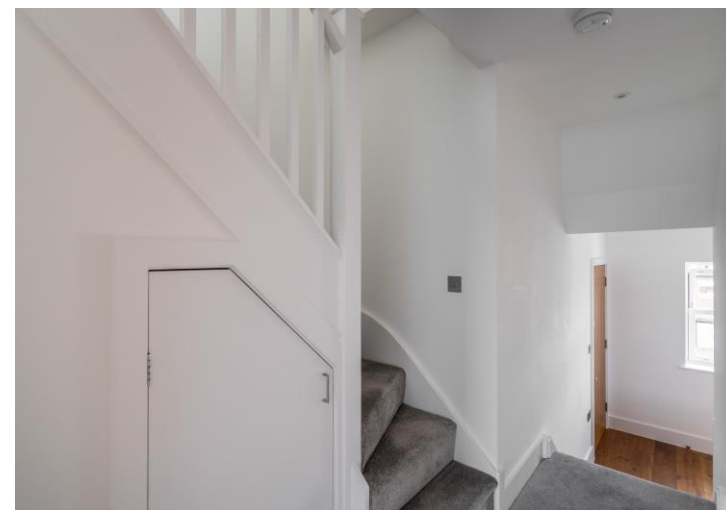


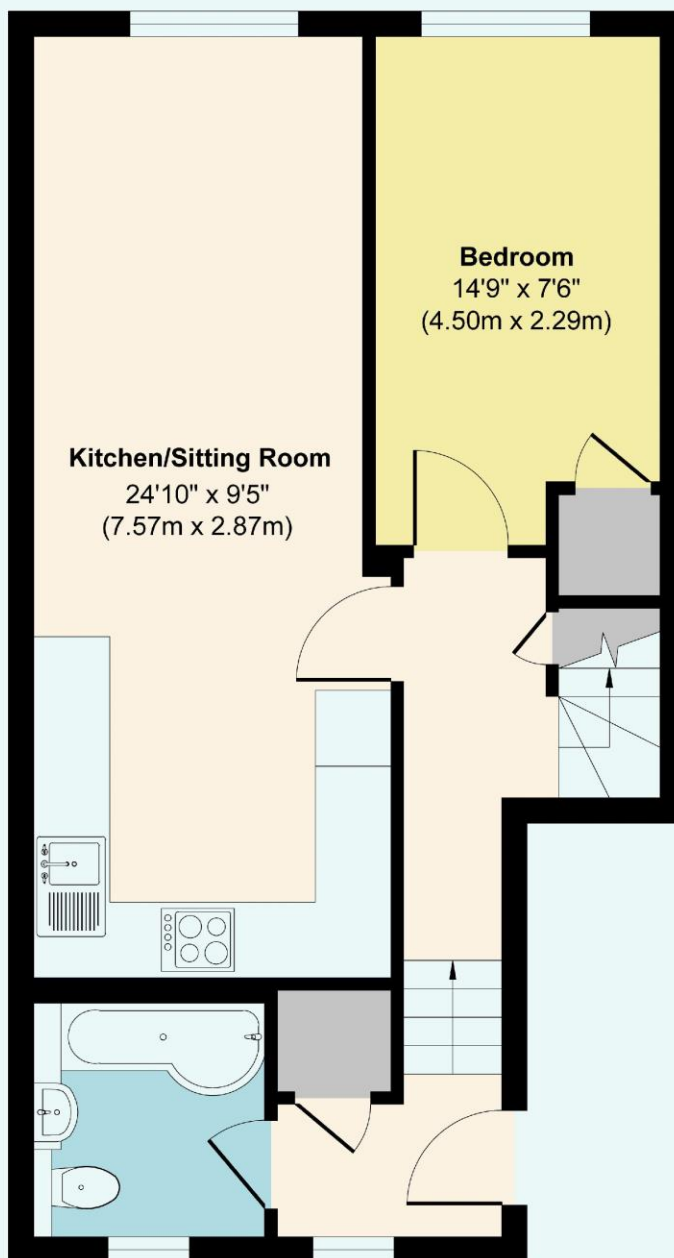


Bedroom 1 20' 6" x 16' 9" (6.24m x 5.10m)
Double aspect with front skylights, hanging wardrobe.

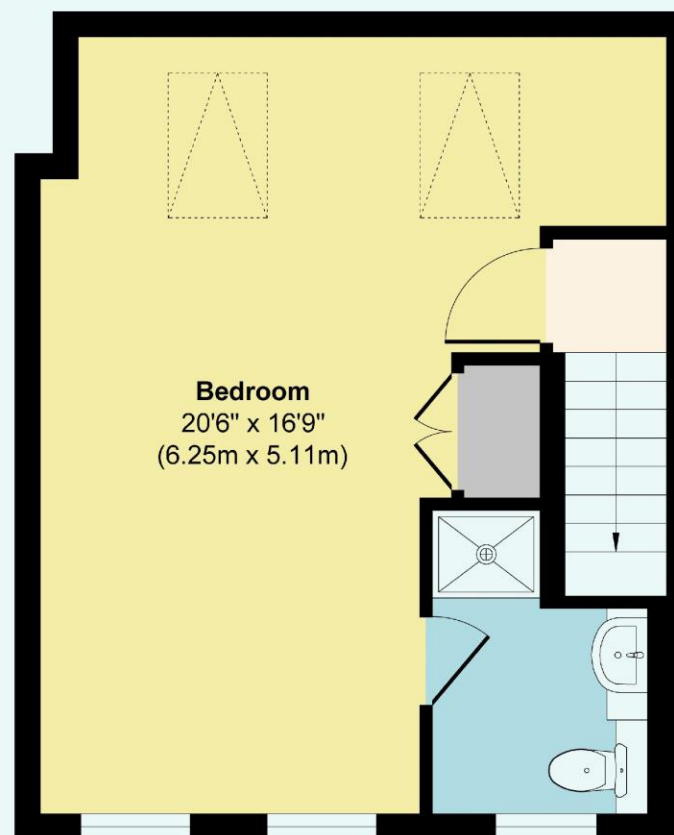
En-suite

Rear aspect, heated towel rail, low level WC, wash hand basin, shower cubicle with tiled mosaic walls, wall mounted rainwater showerhead and separate handheld attachment.





Ground Floor



First Floor

Total = 75.06 sq. m / 808 sq. ft
 Approximate Gross Internal Area = 75.06 sq. m / 808 sq. ft, Outbuilding = 3.99 sq. m / 43 sq. ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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