



HENLEY HOMES

Flat 2 | Kingston Road
London | SW19 1JW |



HENLEY HOMES ESTATE AGENT Experience contemporary living in this beautifully designed luxury two-bedroom, one-bathroom first-floor flat, ideally located just moments from South Wimbledon Tube Station. Set within a modern development, this stylish property boasts high-end finishes throughout, a spacious open-plan living area, and an abundance of natural light. Perfect for professionals or investors alike, the flat offers easy access to Central London while being nestled in a vibrant, well-connected neighbourhood. A rare opportunity to own a sophisticated home in a prime SW19 location.

Kitchen / Sitting Room 27' 9" x 16' 4" (8.45m x 4.97m)

Rear aspect, wood strip effect floor, granite work surface, high and low level storage, integrated microwave oven, slimline dishwasher, undercounter integrated fridge and freezer, integrated electric oven with hob and extractor hood, champagne cooler fridge.

Bedroom 1 14' 1" x 8' 7" (4.29m x 2.61m)

Front aspect.

Bedroom 2 12' 6" x 7' 6" (3.81m x 2.28m)

Front aspect.



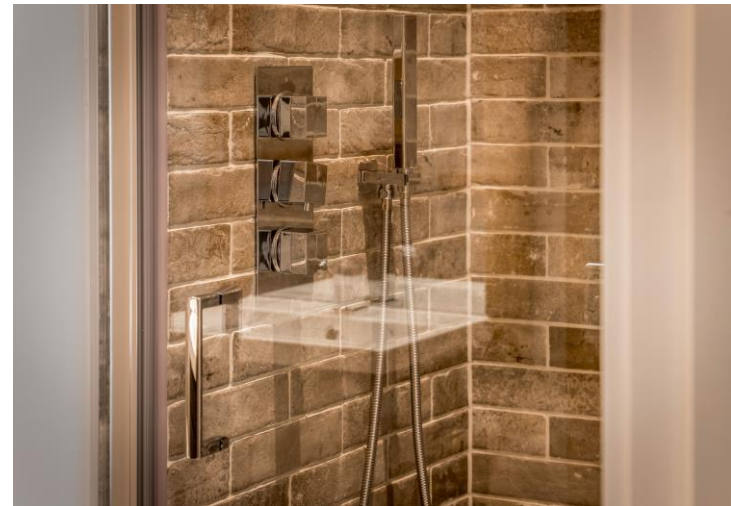
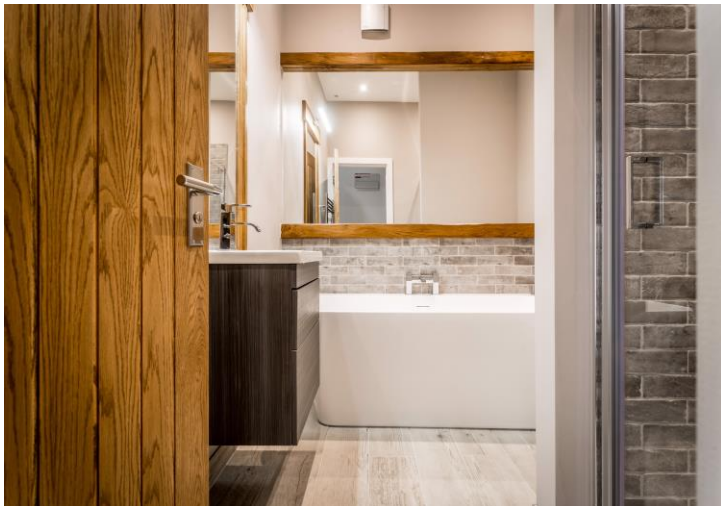


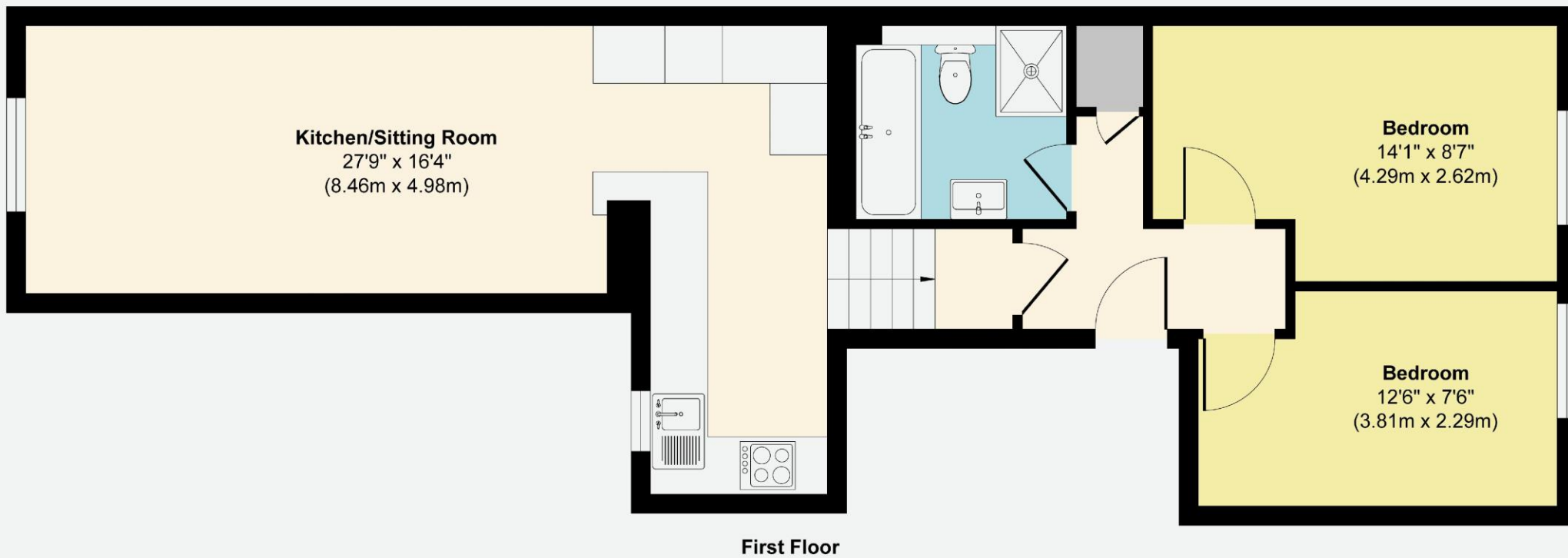
Bathroom

Strip flooring, low level WC, wash hand basin on vanity unit, shower cubicle with wall mounted rainwater showerhead and separate handheld attachment, bath.

Storage cupboard

With space and plumbing for washing machine.





Total = 60.29 sq. m / 649 sq. ft
Approximate Gross Internal Area = 60.29 sq. m / 649 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	71 C	71 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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