



Flat 1, 106 Kingston Road, Wimbledon, SW19 1LX
Asking price £650,000

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Districts London are proud to present this stunning Chain Free two-bedroom property located near Wimbledon central, which boasts ample natural light. The property is split over two levels and comprises of two double bedrooms, bathroom, and modern kitchen with a kitchen island and open-plan reception room. Furthermore, the reception room opens up onto your very own south facing landscaped garden comprising of resin bound paving and a modern garden office, which doubles as an extra TV room or entertainment area. The garden area has had no expense spared and requires very little maintenance.

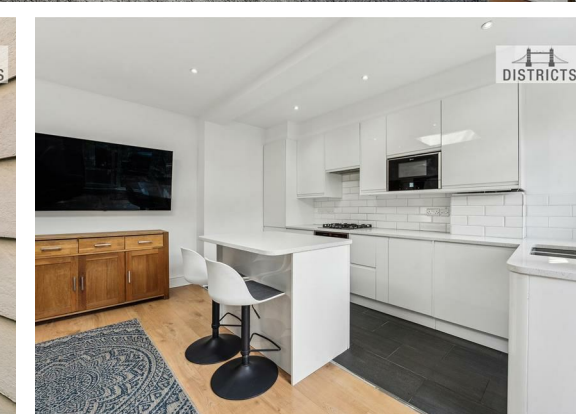
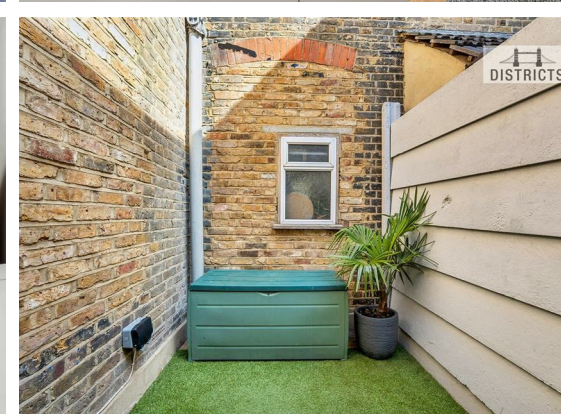
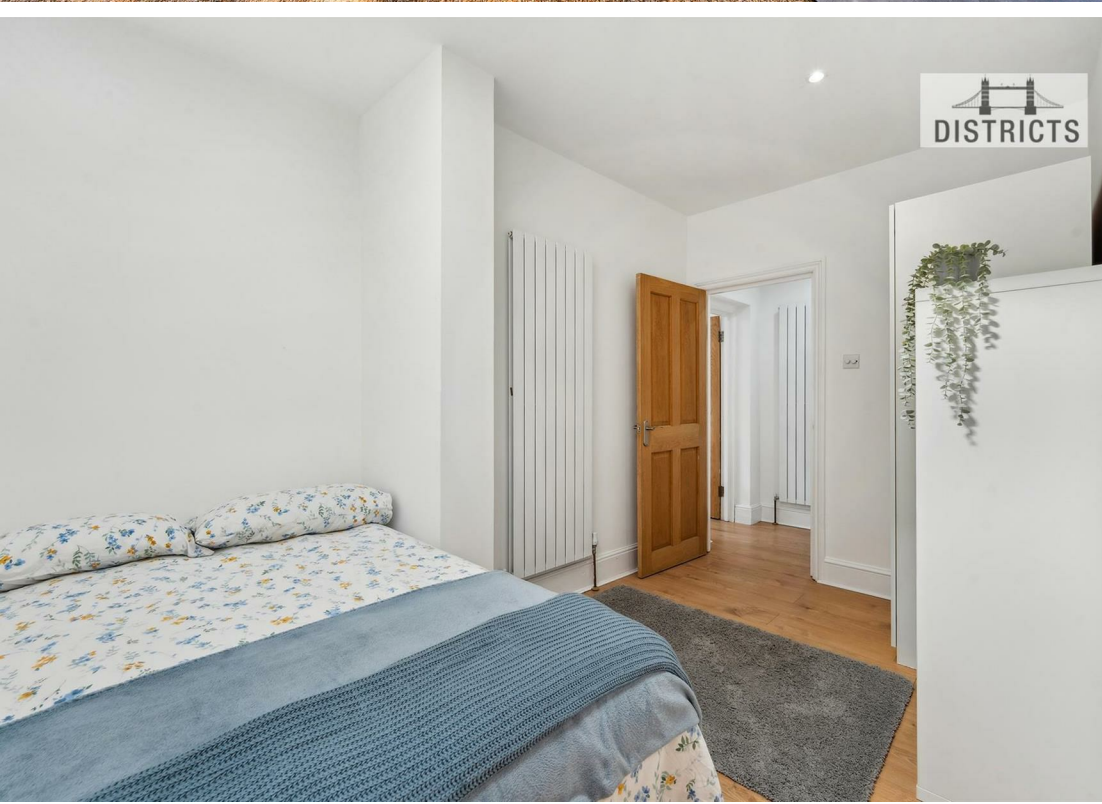
This property benefits from excellent transport connections, conveniently situated close to Wimbledon Town Centre and the mainline station (offering national rail and district line tube). Additionally, you are moments away from South Wimbledon Station (Northern Line) and the Tram line (Merton Park Tram Stop). It has outstanding schools in the local catchment area as well as two recreational grounds in close proximity (Abbey Recreation Grounds and Dundonald Recreation Grounds) and further benefits from rear access via either Kirkley or Shelton Road. Last but not least, permit parking is available for more than one vehicle. It is worth noting that your buildings insurance is already covered in your service charge payment.

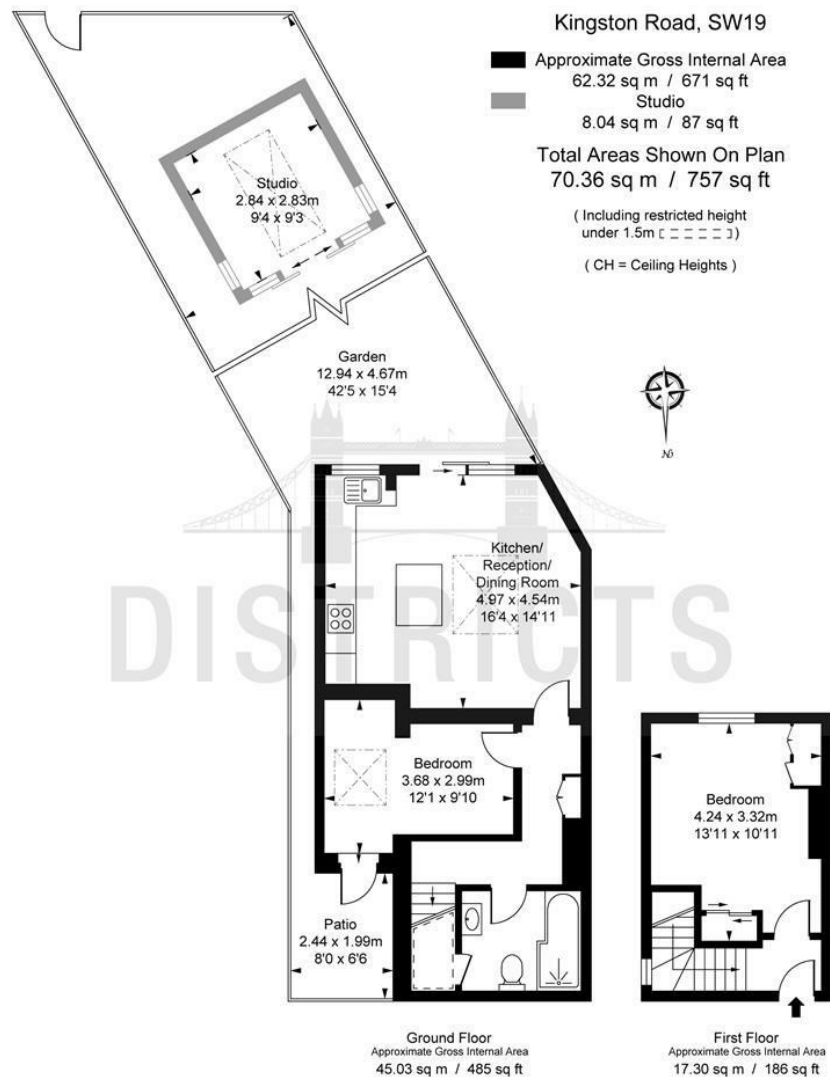
Approx. years remaining on lease: 154
 Ground rent amount: approx. Peppercorn
 Service charge amount: approx. £470pa
 Service charge review period: Ask Agent
 Council tax band: C (London Borough of Merton)

Electricity supply – Mains | Heating, Hot Water – Mains | Water supply – Mains | Sewerage – Mains |
 Parking: Permit, Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Merton Council Website, Planning & Building Control







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	72
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.