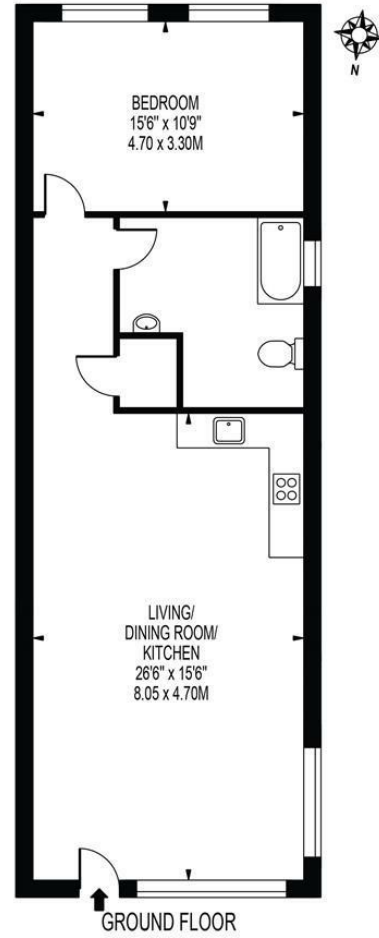


KINGSTON ROAD  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 754 SQ FT - 70.03 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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	81	81
	EU Directive 2002/91/EC	

## Kingston Road South Wimbledon, SW19 1LA



£1,850 :

STUNNING ONE BEDROOM APARTMENT  
 CLOSE TO SOUTH WIMBLEDON TUBE

BRAND NEW GROUND FLOOR ONE BEDROOM APARTMENT, located just 4 minutes walk from South Wimbledon tube (Northern line zone 3) and 15 minutes walk to Central Wimbledon/train station. Features include wood flooring throughout, large reception room and secure entry phone. Built with energy efficiency in mind the apartments are fully double glazed with underfloor gas central heating. One bedrooms on alternative floors also available. EPC Rating: B. Council tax TBC.



### SPECIFICATION:

- Luxury One Bedroom Apartment
- Ground floor
- Spacious rooms
- Close to South Wimbledon Tube
- Car Free Development (no permits available)
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band B
- Council Tax TBC

