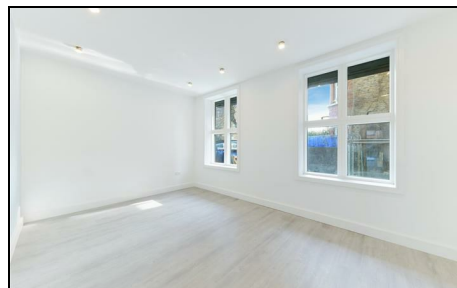


## Kingston Road South Wimbledon, SW19 1LA

£1,695

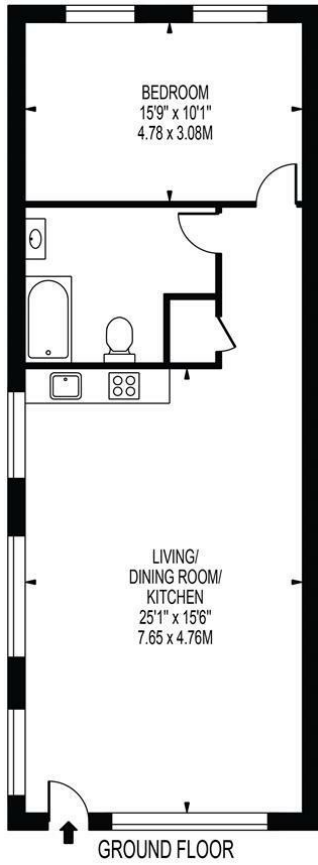


STUNNING NEWLY BUILT ONE BEDROOM APARTMENT! Located just 4 minutes walk from South Wimbledon tube (Northern line zone 3) and 15 minutes walk to Central Wimbledon/train station. This apartment is located on the ground floor and features LVT flooring throughout, spacious open plan kitchen/reception room and good size bedroom. Built with energy efficiency in mind the apartments are fully double glazed with gas central heating.

EPC Rating: B. Council tax TBC.

\*\* VIDEO AVAILABLE \*\*

**KINGSTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.40 SQ M

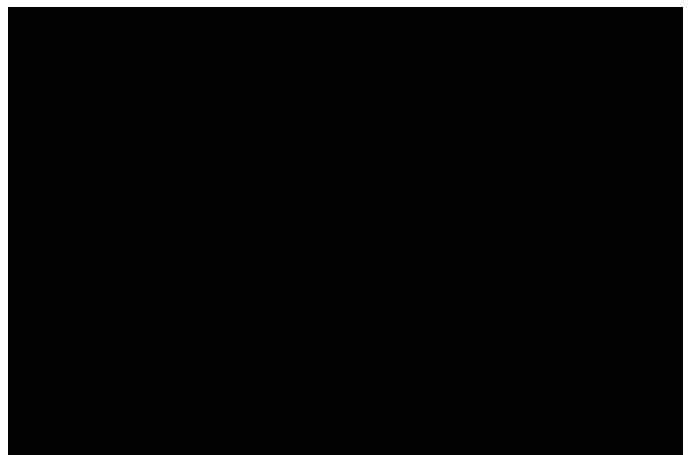


FOR ILLUSTRATION PURPOSES ONLY

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.



- Luxury One Bedroom Apartment
- Ground Floor
- Newly Built Development
- 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



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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

