

Kingsley Road Wimbledon, SW19 8HF

£2,250 PCM



SPACIOUS TWO DOUBLE BEDROOM period terrace house benefiting from lots of natural light throughout. TWO RECEPTIONS, separate kitchen, TWO GENEROUS SIZED DOUBLE BEDROOMS and a first floor bathroom. Further benefits include a PRIVATE GARDEN. Kingsley Road is situated a few minutes walk to HAYDONS ROAD TRAIN STATION or approximately a 15 minute walk to WIMBLEDON STATION and town centre amenities.
EPC band C. Council tax band D.

Kingsley Road, SW19

Approximate Gross Internal Area
 Ground Floor = 42.9 sq m / 462 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Total = 86.1 sq m / 927 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Two bed terrace house
- Two receptions
- Near Haydons Road Station
- Private garden
- Close to Garfield Primary School
- One months rent in advance
- Five weeks deposit
- Holding deposit = one week rent
- EPC band C
- Council tax band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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