

**Flat 4, 237 Kingston Road
Wimbledon, SW19 3NW**

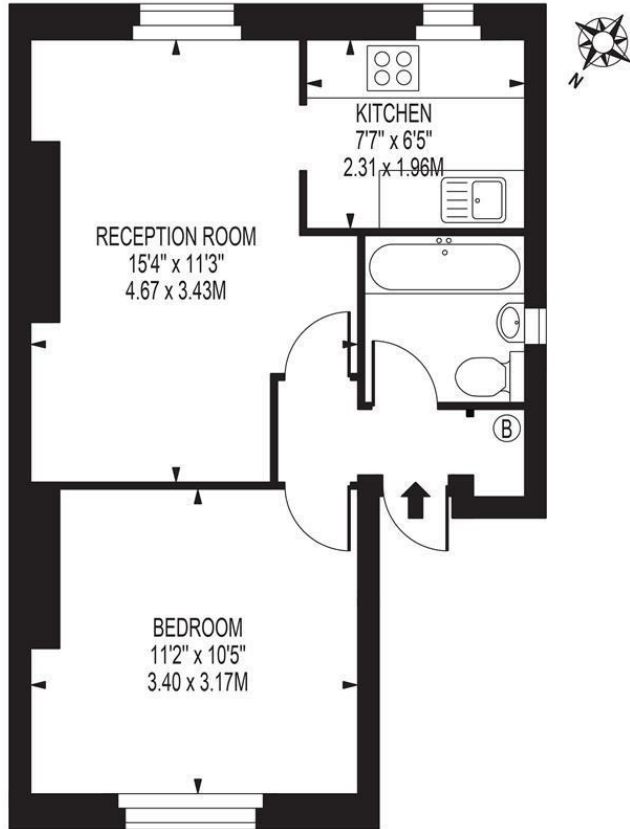
£325,000 Leasehold - Share of Freehold



A well presented one double bedroom top floor Victorian conversion flat with share of freehold and offered to the market with no onward chain, in a sought after location (John Innes Conservation Area) within close proximity of Wimbledon High Street and Station and the open green spaces of Dundonald Park. With a well proportioned double bedroom, lounge, kitchen and bathroom this property would be ideal for a first time buyer or buy to let investor. Early viewings are highly recommended.

KINGSTON ROAD

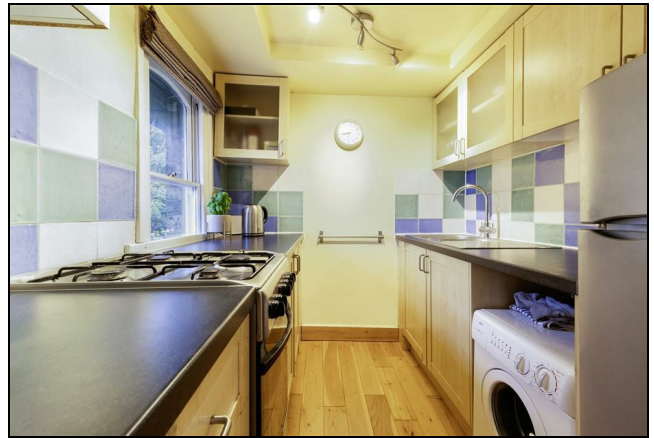
APPROXIMATE GROSS INTERNAL FLOOR AREA: 380 SQ FT - 35.30 SQ M



SECOND FLOOR

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.



- Share Of Freehold
- One Double Bedroom
- Large Lounge
- Top Floor Conversion Flat
- Close to Excellent Commuter Routes
- Located in the Desirable John Innes Conservation Area
- Underlying Lease - 959 years Remaining
- Annual Service Charge - £1000 (including Buildings Insurance), No Ground Rent Payable
- EPC Rating - C
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

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