

**Kingston Road  
London, SW19 1LJ**

**£315,000 Leasehold - Share of Freehold**

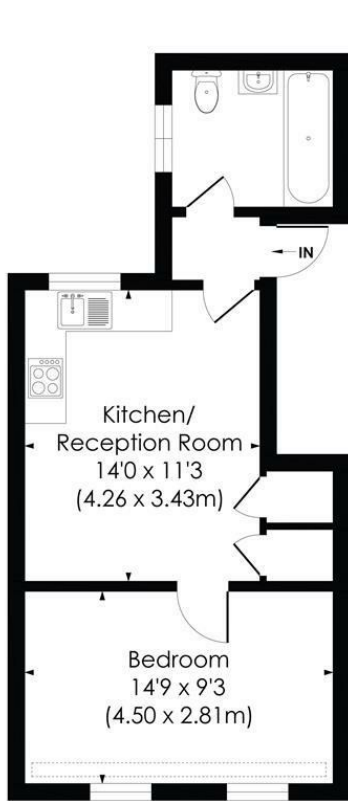


**A fantastic one double bedroom top floor flat situated in an ideal part of Wimbledon within close proximity of Wimbledon town centre with its abundance of amenities and fantastic commuter links; Mainline, District Line and Thameslink, South Wimbledon Station - Northern Line and Merton Park Tram. The property offers a modern open plan layout that is well presented throughout as well as a share of the freehold, making an ideal first time purchase or buy to let investment. Early viewings are strongly recommended.**

**KINGSTON ROAD, SW19**

Approx. Gross Internal Floor Area

**392 Sq. ft/36.45 Sq. m**



**SECOND FLOOR**

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Bright & Well Presented
- One Double Bedroom
- Close Proximity To Multiple Transport Links
- Share Of Freehold
- Underlying Lease With 116yrs Remaining
- Service Charge - £1666 per annum
- EPC Rating C
- Council Tax Band C



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 77                      | 77        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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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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