

**Kingston Road  
Wimbledon Chase, SW20 8BU**

**Offers In Excess Of £375,000 Leasehold**



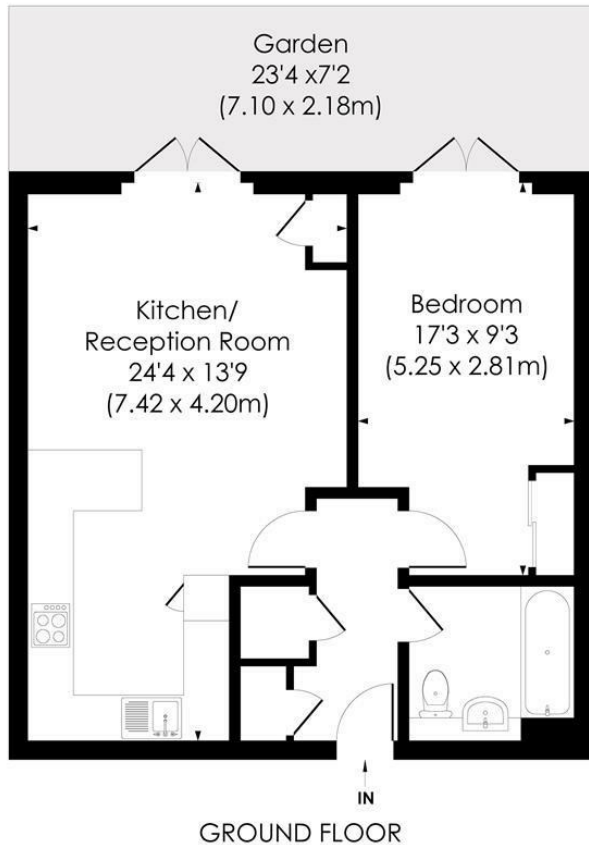
This fantastic 563 sqft ONE DOUBLE BEDROOM, ground floor apartment is perfectly positioned at the back of this modern development and has its own superb, private 23ft x 7'2ft South Facing patio. Located less than 0.1 Mile to Wimbledon Chase Station, 0.7 Miles to Raynes Park Station (frequent service to London Waterloo), South Wimbledon Underground station (Zone 3, Northern Line) is also accessible. Within easy access to both Wimbledon High Street and the A3 and onto the M25. Inside the apartment there is a spacious open plan kitchen/reception room with integrated AEG appliances, breakfast bar, living/dining space. A modern bathroom and a spacious double bedroom with built-in wardrobes and double doors onto the rear patio. Offered leasehold (116 years unexpired) with no onward chain. The apartment comes with a Secure Allocated Parking, Access to communal terrace and bike storage.



**KINGSTON ROAD, SW20**

Approx. Gross Internal Floor Area

563 Sq. ft/52.29 Sq. m



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PROPERTY MARKETING

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.

- One Double Bedroom - 563 sqft Ground Floor Apartment
- Private South Facing 23ft x 7ft South Facing Patio
- Spacious Open Plan Kitchen/Reception Room
- 0.1 Miles to Wimbledon Chase
- 0.7 Miles to Raynes Park Station
- Communal Bike Storage and Terrace
- Secure Allocated Parking
- No Onward Chain
- EPC - B
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>	88	88
(69-80) <b>C</b>		
(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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