

## Kingston Road Wimbledon Chase, SW20 8BU

**£475,000 Leasehold**

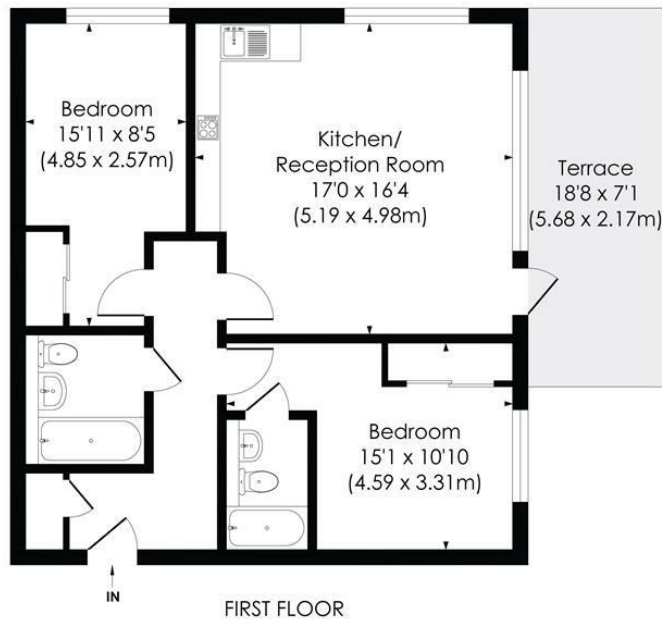


This beautifully presented, 710 sqft, **TWO DOUBLE BEDROOM, TWO BATHROOM** first floor apartment has a superb private South facing terrace and an allocated gated parking space. Perfectly located at the back of this modern development moments from Wimbledon Chase Station and Shops. There is a spacious open plan kitchen/dining/reception room with doors onto the terrace, two good sized double bedrooms with built in wardrobe (principal bedroom also with en suite) and a modern family bathroom. The development also has bike storage, lift access, entry phone system and a communal roof terrace. An excellent first/second time purchase or buy to let investment. Offered to the market with no onward chain.

# KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

710 Sq. ft/65.91 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
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.

- Two Double Bedroom - Two Bathroom - 710 sqft
- Private South Facing Terrace
- Allocated Gated Parking Space
- Moments from Wimbledon Chase Station
- Located At The Back Of The Development
- Communal Bike Storage, Lift and Communal Terrace
- Superb Open Plan Kitchen/Dining/Reception Room
- No Onward Chain
- EPC - B
- Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	90	90
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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**

