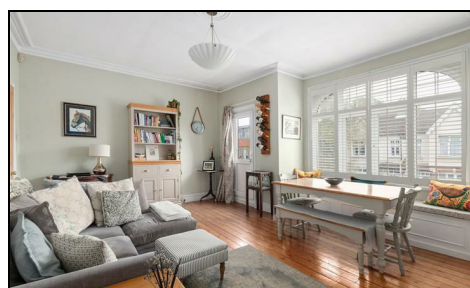


**Kingston Road  
Raynes Park, SW20 8JX**

**£525,000 Leasehold - Share of Freehold**



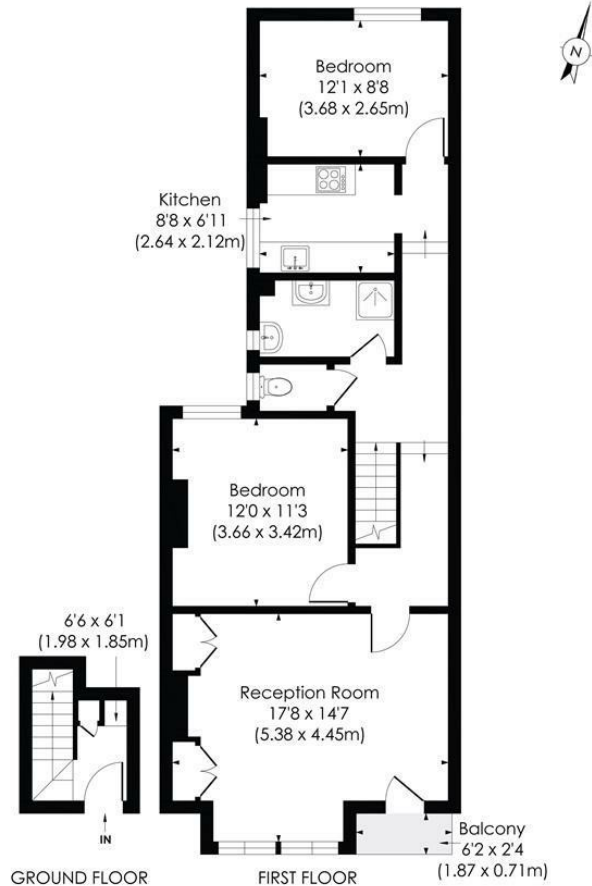
**This impressive 813 sqft, TWO DOUBLE BEDROOM, first floor period conversion flat is beautifully presented throughout and ideally located for WIMBLEDON CHASE Station and Primary School (within APA). There is also a Share of Freehold, planning approval granted for loft extension, a stunning kitchen and bathroom and an impressive sized reception room with balcony.**



# KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

813 Sq. ft/75.50 Sq. m



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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.

- Two Double Bedroom - First Floor Victorian Conversion Flat
- Planning Approval Granted For Loft Extension
- 813 sqft / 75 sqm - Share Of Freehold
- Beautifully Presented Kitchen And Bathroom
- Impressive 17ft x 14ft Reception Room With Balcony
- Close To Wimbledon Chase Station And Shops
- Within The Wimbledon Chase Primary School A.P.A
- Ideal First/Second Time Purchase
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating	
Current	Potential
71	80
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (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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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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