



## 300 Kingston Road, London, SW20 8LX

\* PRIVATE PARKING RARELY AVAILABLE \* MODERN BLOCK \* SUPER BALCONY WITH VIEW \*

Millers are delighted to offer this stunning third floor one bedroom apartment which comes with its own balcony and optional private parking which is rarely available. This apartment is located in the art-deco Vision House development.

This apartment has been finished to a high specification throughout and comprises a stylish open-plan kitchen fitted with integrated appliances and a bright reception. Further boasting direct access out onto a private balcony, good size double bedroom with balcony access as well as a stunning bathroom with marble finish. Further benefits include a secure entry system.

Vision house is situated opposite Wimbledon Chase allowing for easy access for Thames Link/Southern Railway for commute into Town. The development is also surrounded by local amenities including, Marks & Spencers, Costa Coffee & a private gymnasium located on the ground floor as well as a David Lloyd Health and Leisure club within 5 minutes walk. The Wimbleton all England Tennis Club is within a 10 minute drive making Vision House an ever popular location for couples and professionals.

\* The property is AVAILABLE From 12th July 2024 on an UNFURNISHED BASIS \*



**£1,850 Per Calendar Month**

- ONE BEDROOM APARTMENT
- BRIGHT OPEN-PLAN RECEPTION
- STYLISH FITTED KITCHEN
- INTEGRATED APPLIANCES
- MODERN THREE-PIECE SHOWER ROOM
- SPACIOUS PRIVATE BALCONY
- PRIVATE PARKING SPACE
- UNFURNISHED BASIS
- AVAILABLE FROM 12TH JULY 2024



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## AWAITING FLOORPLAN

### Property Dimensions

#### GROUND FLOOR

Secure Entry System

#### THIRD FLOOR

Double Bedroom 12'09 x 8'11 (3.89m x 2.72m)

Kitchen/Reception Room 24'07 x 14'08 (7.49m x 4.47m)

Shower Room

Private Balcony

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 12th July 2024 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.


FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

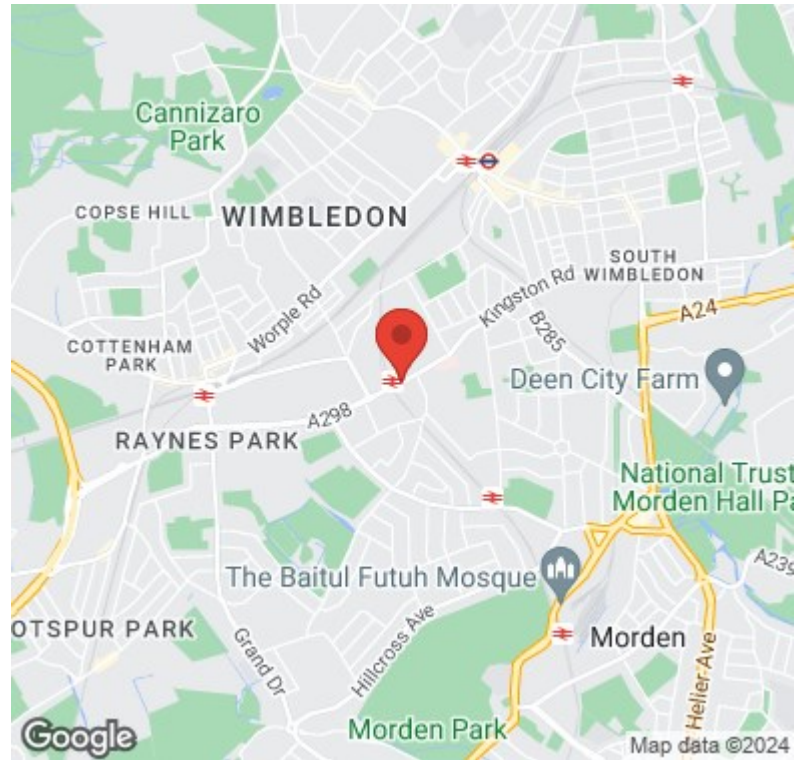
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



## Directions

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.