



**Kingham Close, London SW18 3BX**



**welcome to**  
**Kingham Close, London**

A bright and spacious one bedroom flat arranged on the first floor of this purpose-built development, benefiting from excellent presentation.

The property benefits from a large dual aspect reception room with vast windows overlooking green communal gardens, contemporary kitchen, a double bedroom, a bathroom, ample storage and residents' parking.

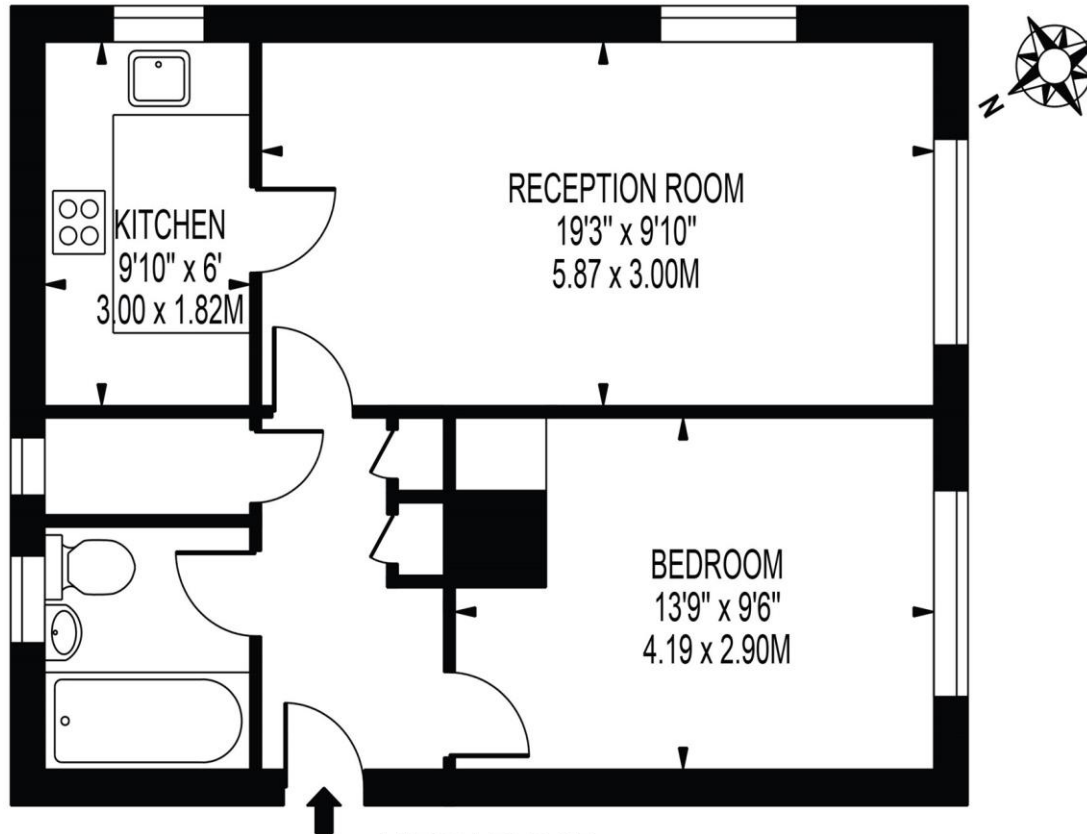
Kingham Close is a popular cul-de-sac located within close proximity of the lively cafes, bars, restaurants and shops of Earlsfield, along with Southside Shopping Centre.

Excellent transport links are provided by Earlsfield train station, offering quick access to Waterloo, Clapham Junction and Wimbledon while nearby green open spaces such as Wandsworth Common, King George's Park, and Wimbledon Park provide plenty of opportunities for outdoor relaxation and recreation.



# KINGHAM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.80 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Kingham Close, London

- Bright and Spacious, First Floor Flat
- Dual Aspect Reception Room Overlooking Green Communal Gardens
- Residents' Parking
- Quiet Cul-De-Sac Location
- Short walk to Earlsfield Station and Local Amenities

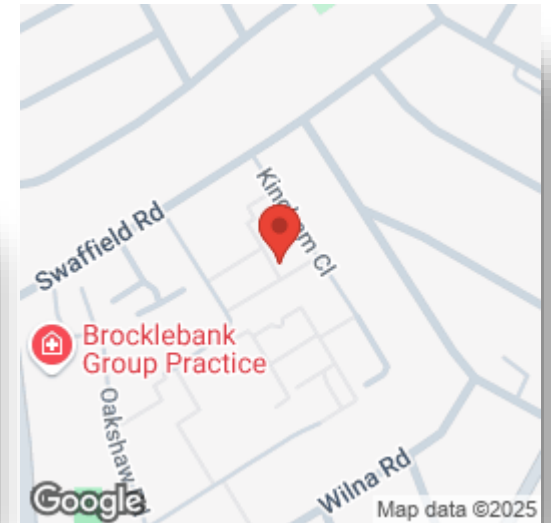
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 829.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



view this property online [barnardmarcus.co.uk/Property/EAR105085](https://www.barnardmarcus.co.uk/Property/EAR105085)



Property Ref:  
EAR105085 - 0007

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Please note the marker reflects the postcode not the actual property