Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Kingston Road
Wimbledon, SW19 1LJ

£350,000 Leasehold

A charming and well presented first floor one double bedroom apartment offered to the market with no onward chain in Wimbledon, a short walk to both South Wimbledon Northern Line Tube and Wimbledon Town Centre.
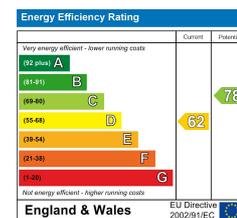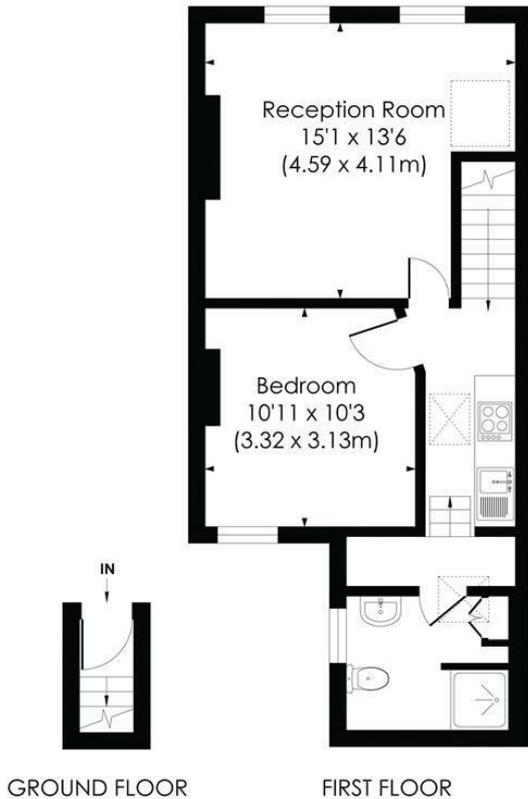
Boasting its own private entrance and a very balanced layout, comprising a spacious and bright reception, one well-appointed double bedroom plus a modern family bathroom and a well-equipped galley kitchen.

Located on Kingston Road, only 0.3 miles from the Tube and 0.6 miles from Mainline Train Station, the flat is perfectly positioned close to an abundance of amenities, transport links and recreation grounds.

Taking into account its long lease of 176 years, no ground rent and ad-hoc service charges, this is a superb first time purchase to get onto the property ladder in a sought after area of SW19.

KINGSTON ROAD, SW19

Approx. Gross Internal Floor Area

487 Sq. ft/45.23 Sq. m

Reception Room
15'1 x 13'6
(4.59 x 4.11m)

Bedroom
10'11 x 10'3
(3.32 x 3.13m)

IN

GROUND FLOOR

FIRST FLOOR

© 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.

- First Floor Conversion Apartment
- One Double Bedroom
- Spacious & Bright Reception
- Private Entrance
- Walking Distance to Northern Line Tube & Wimbledon Town Centre
- No Onward Chain
- Leasehold - 176 Years Remaining
- Annual Service Charges - Ad-Hoc, No Ground Rent
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989~2019