TO LET • FIRST-FLOOR PERIOD CONVERSION • WIMBLEDON SW19

Flat 2, 235 Kingston Road, Wimbledon, Merton, SW19 3NW

Stylish First-Floor Period Conversion in Prime Wimbledon Location



Bright open-plan dining and reception room featuring warm wood-effect flooring and a decorative archway.

KEY SELLING POINTS

- **Immaculate Presentation:** Recently updated with modern, neutral interiors while retaining charming period character.
- **Open-Plan Living:** A bright, expansive 16'10" × 16'0" kitchen, dining, and reception space featuring contemporary fixtures and fitted appliances.
- **Prime Location:** Situated within easy reach of Wimbledon's vibrant town centre, excellent transport links, and local green spaces.
- **First-Floor Position:** Set within an attractive period property offering a private and peaceful feel.

- **Ready to Move Into:** Ideal for professionals or couples looking for a chic, low-maintenance home in SW19.

THE PROPERTY

Nestled on the first floor of an attractive period building, this beautifully presented one-bedroom flat offers a fantastic blend of character features and modern living standards. The property boasts an impressive, light-filled open-plan kitchen, dining, and reception room measuring 5.12m × 4.88m (16'10" × 16'0").

The kitchen is fitted with sleek contemporary cabinetry, dark contrasting worktops, and integrated appliances. An arched partition creates a distinct yet sociable division between the cooking, dining, and relaxing zones—making it ideal for entertaining or unwinding.

The double bedroom is quiet and comfortable, complete with plush carpeting and built-in storage. A modern, fully tiled shower room featuring a sleek walk-in shower enclosure and contemporary vanity unit completes the interior accommodation.

INTERIOR GALLERY



Contemporary kitchen with integrated oven, hob, and dishwasher.



Peaceful double bedroom with neutral decor and built-in wardrobe.



Reception seating alcove with recessed spotlights.

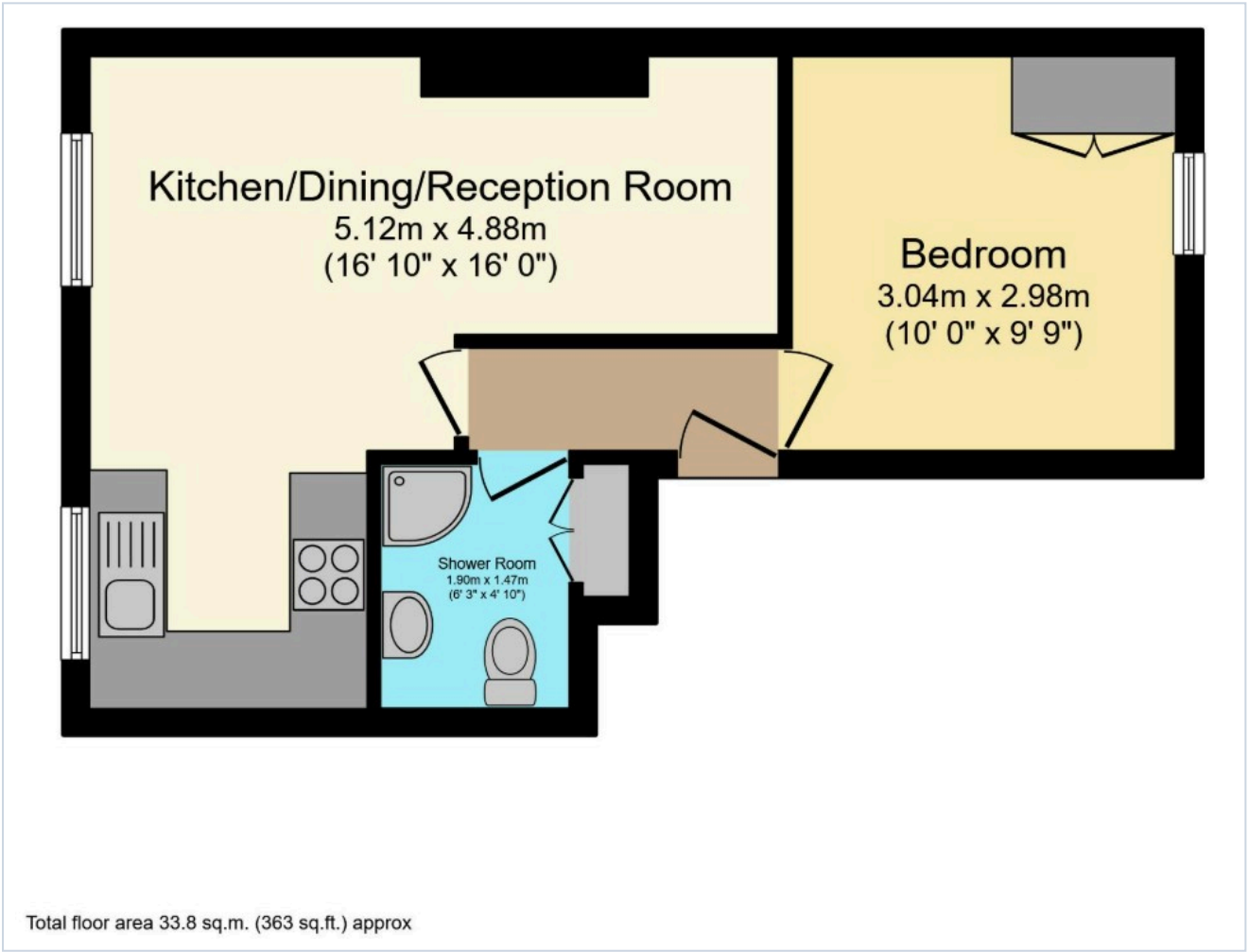


Light-filled dining area beside wide window.



Modern tiled shower room with vanity storage.

FLOOR PLAN & DIMENSIONS



Total floor area: 33.8 sq.m. (363 sq.ft.) approx. For illustrative purposes only.

Room	Metric Dimensions	Imperial Dimensions
Kitchen / Dining / Reception Room	5.12m × 4.88m	16' 10" × 16' 0"
Bedroom	3.04m × 2.98m	10' 0" × 9' 9"
Shower Room	1.90m × 1.47m	6' 3" × 4' 10"

LOCAL AREA & AMENITIES

Kingston Road offers a fantastic neighbourhood feel with a variety of local independent shops, cafes, and everyday conveniences right on your doorstep.

- **Transport Links:** Excellent connectivity via local bus routes and nearby train and underground stations (including Wimbledon Station and Raynes Park), providing direct access into central London via the District Line, National Rail, and Tramlink.
- **Green Spaces:** Just a short distance from the wide-open spaces of Wimbledon Common, Cannon Hill Common, and local parks, ideal for weekend walks and outdoor activities.
- **Leisure & Dining:** Wimbledon town centre is close by, offering an extensive selection of high-street shopping, restaurants, bars, a theatre, and a cinema.

TENANCY & PROPERTY INFORMATION

Specification	Details
EPC Rating	C
Council Tax	Band B (London Borough of Merton)
Security Deposit	£2,019.23 (equivalent to 5 weeks' rent, insured by **mydeposits**)
Holding Deposit	£403.84 (equivalent to 1 week's rent)
Tenant Referencing	Conducted via **Goodlord**