

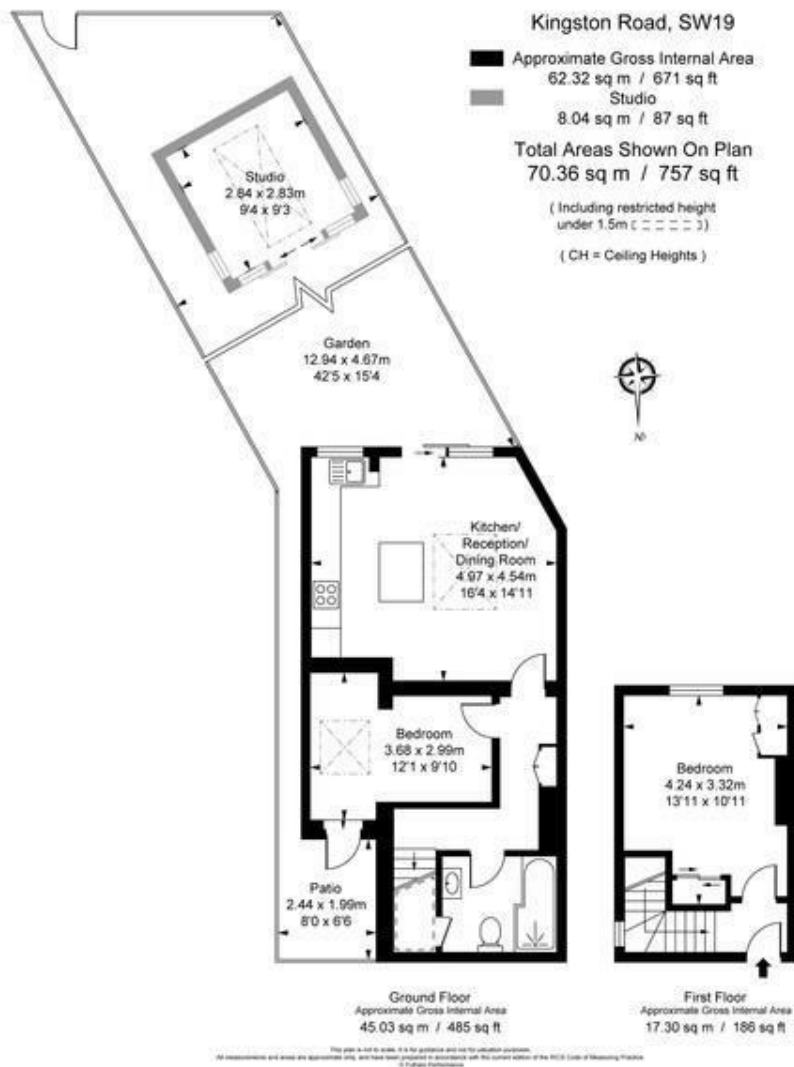
Kingston Road Wimbledon, SW19 1LX

£525,000 Leasehold



A rare opportunity to secure this beautifully presented split-level two double bedroom garden flat on sought-after Kingston Road, Wimbledon SW19, offered with no onward chain. Featuring a bright open-plan kitchen/dining space with integrated appliances and a breakfast island, the home opens onto a stunning south-facing landscaped garden complete with a bespoke garden studio.

Just moments from South Wimbledon Underground and a short stroll to Wimbledon Town Centre and Mainline Station, with excellent shops, restaurants, bars and amenities on your doorstep. Boasting outstanding transport links, highly regarded schools, permit parking and a healthy lease, this is an exceptional first-time buy or investment opportunity.



- Split-Level Garden Flat
- Two Double Bedrooms
- Private South Facing Garden & Garden Studio
- Close Proximity to Wimbledon High Street
- Moments Away from Northern Line Tube
- No Onward Chain
- Leasehold - 153 Years Remaining
- Annual Service Charges - approx £500 pa including Buildings Insurance, Peppercorn Ground Rent
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Low energy efficient - higher running costs	E		
Very low energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		64	62
EU Directive 2002/91/EC			

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