



KINGSTON ROAD, SW19 3NJ

Asking Price £400,000

New to the market and offered chain free, this spacious first-floor apartment features two generous double bedrooms and is set within an attractive mansion block with wood-effect flooring throughout. The property offers a bright and airy living room with ample space for dining, a separate fitted kitchen, a modern walk-in shower room, and two well-proportioned double bedrooms. The kitchen provides access to a rear balcony/ walkway overlooking beautifully maintained communal gardens. Ideally positioned on the edge of the Merton Park conservation area, the apartment is within easy walking distance of Wimbledon town centre. Excellent transport links are close by, including National Rail services, the District Line, the Northern Line, and the Tram network. Dundonald Park is just moments away, offering open green space, independent cafés, and access to some of Wimbledon's most sought-after Primary Schools. Recently redecorated throughout, the property is ready for immediate occupation. Being offered chain free, it presents an ideal opportunity for buyers looking for a smooth and swift purchase. Leasehold. EPC Rating C. Council Tax £1674.50.



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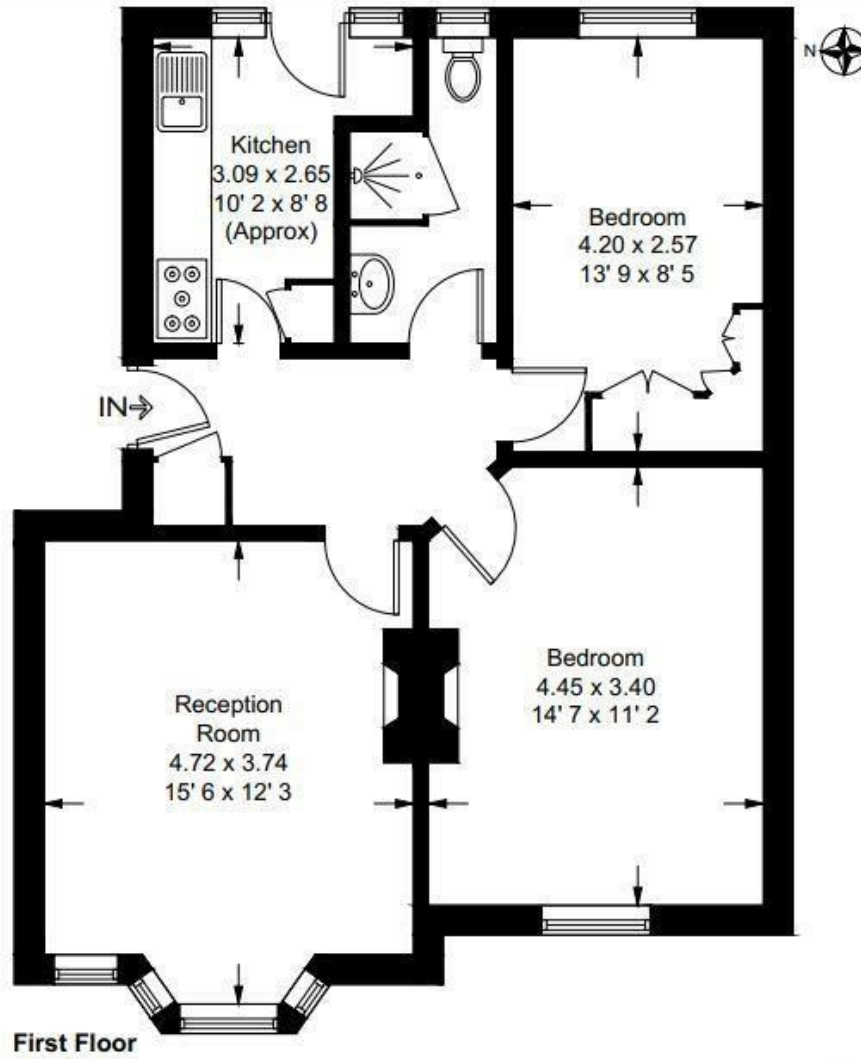
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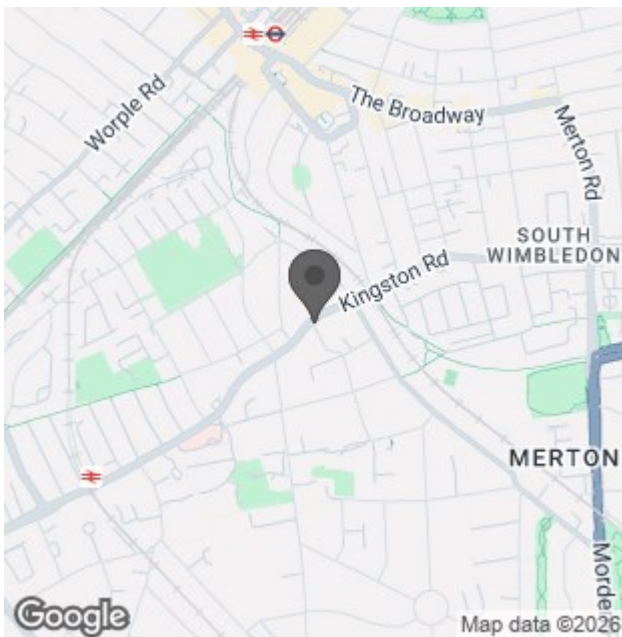


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Approximate Gross Internal Area = 662 sq ft / 61.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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