

## Kingston Road Wimbledon, SW19 1LJ

£1,750 PCM



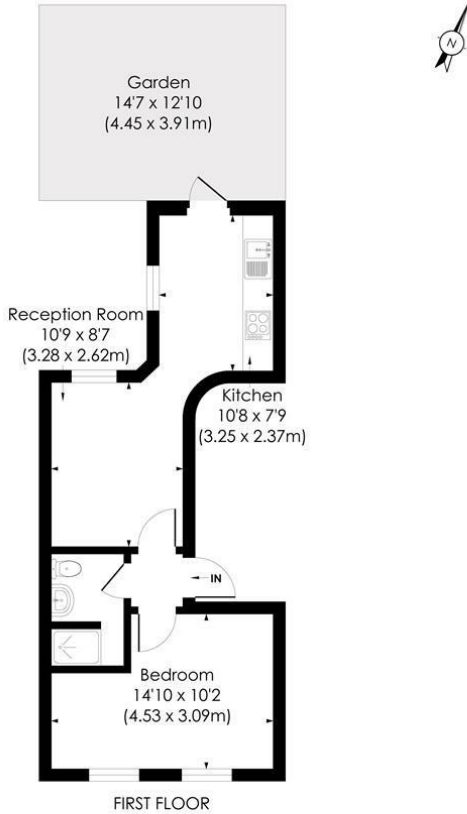
Modern one bedroom first floor apartment with a FANTASTIC PRIVATE ROOF TERRACE. Located in a highly convenient part of Wimbledon within close proximity of Wimbledon town centre with its abundance of amenities and fantastic commuter links and South Wimbledon (Northern Line Tube). Boasting an open plan kitchen/reception room, well presented throughout, double bedroom and direct access to a sunny, private roof terrace making it ideal for entertaining.

EPC band C. Council tax band C.

**KINGSTON ROAD, SW19**

Approx. Gross Internal Floor Area

**363 Sq. ft/33.69 Sq. m**



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PROPERTY MARKETING

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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.

- Modern First Floor Apartment
- Fitted Wardrobes
- Shower Room
- Open Plan Kitchen/Living Room
- Sunny Private Roof Terrace
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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