

Kingston Road Wimbledon, SW19 3NL

£415,000 Leasehold - Share of Freehold



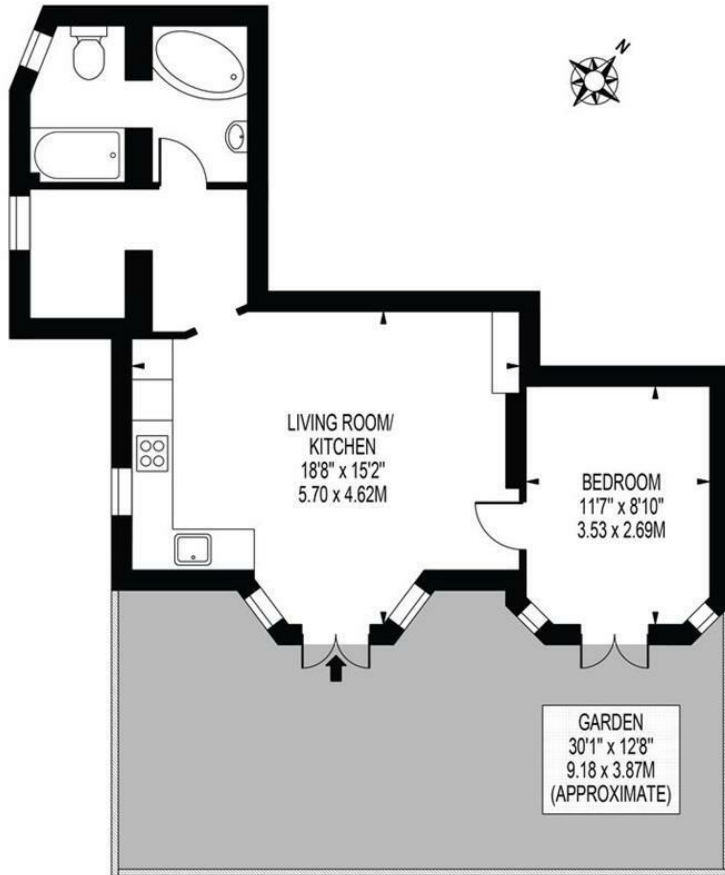
A well presented and rarely available one double bedroom ground floor period conversion flat with a private south facing garden and share of freehold ownership. Positioned within a charming Victorian building and set back from Kingston Road, Wimbledon, the property is a short walk to both South Wimbledon Northern Line Tube, Wimbledon Town Centre and the Mainline Train Station.

Comprising a spacious open-plan kitchen/reception with modern integrated appliances and log burner, one double bedroom and a four-piece bathroom. The flat comes with its own private south facing aspect garden and separate communal gardens at the front of the building.

This is a superb first time purchase in an area close to an abundance of amenities, transport links and recreation grounds.

KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 514 SQ FT - 47.75 SQ M

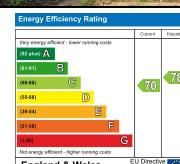
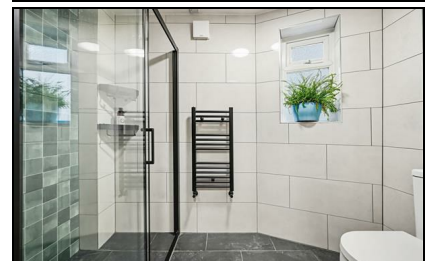


GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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- Ground Floor Victorian Conversion Flat
- One Double Bedroom
- Private South Facing Garden
- Open-Plan Kitchen/Reception
- Modern Kitchen
- Walking Distance to South Wimbledon Northern Line
- Share of Freehold - 961 Years Remaining on Underlying Lease
- Service Charges - £203 per month (including Buildings Insurance), No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - B



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