

## Kingston Road Wimbledon, SW19 1LA

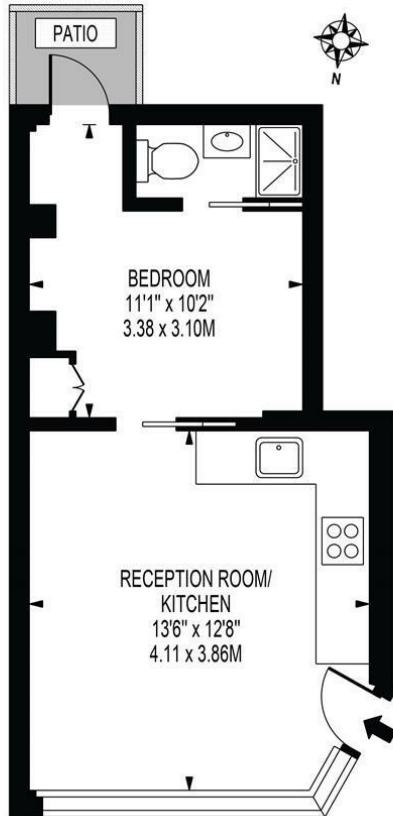
**£1,400 PCM**



A recently refurbished and well presented one bedroom ground floor conversion flat in a superb location, being only moments from South Wimbledon Underground Station, and offered to the market with the great benefit of no onward chain. Boasting a private entrance and featuring an open plan reception and kitchen, with a double bedroom and integrated wardrobes at the rear plus a separate modern bathroom. There is the bonus of a small private patio.  
EPC band C. Council tax band C.

## KINGSTON ROAD

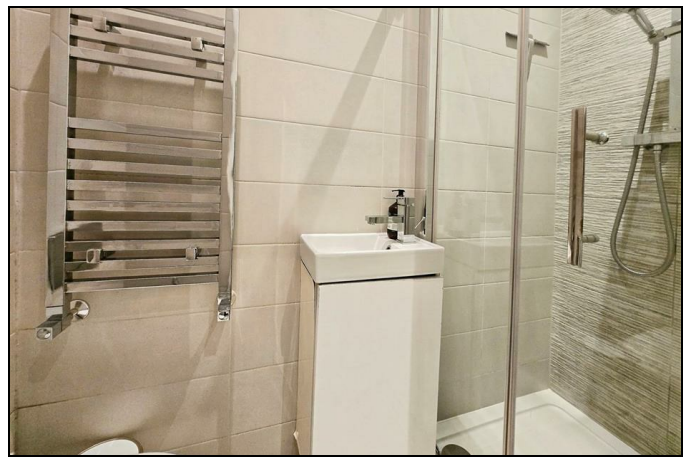
APPROXIMATE GROSS INTERNAL FLOOR AREA: 286 SQ FT - 26.57 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Ground Floor One Bedroom Conversion Flat
- Private Entrance
- Patio
- Fully Fitted Kitchen
- Moments Away from South Wimbledon Northern Line
- Five Weeks Deposit
- One Months Rent
- One Weeks Deposit Required
- EPC Rating C
- Council Tax Band C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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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of successful Sales and  
Lettings in Merton**

