

**SW19**

*it's all in the postcode...*



**Kipling Drive**

**£315,000**

- One bedroom apartment
- First Floor
- Extremely long lease
- Off street parking
- Quiet location
- Close to all amenities
- Council tax Band C
- EPC Rating D



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

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SW19 are delighted to present this well located first floor one bedroom apartment set within the ever-popular Poets Estate. This attractive property represents an ideal opportunity for first-time buyers or investors, offering well-proportioned and well-presented accommodation in a convenient and established residential location. The accommodation comprises a spacious reception room, providing ample space for both living and dining, alongside a separate fitted kitchen. The generously sized double bedroom benefits from plenty of natural light, while the bathroom is neatly finished and thoughtfully arranged. The property further benefits from off-street parking, excellent storage and double glazing, as well as a very long remaining lease, providing long-term security and peace of mind for the incoming purchaser. Ideally located, the apartment is within easy walking distance of excellent transport links, amenities and nearby parks, making it perfectly suited to those seeking both convenience and lifestyle balance. Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.



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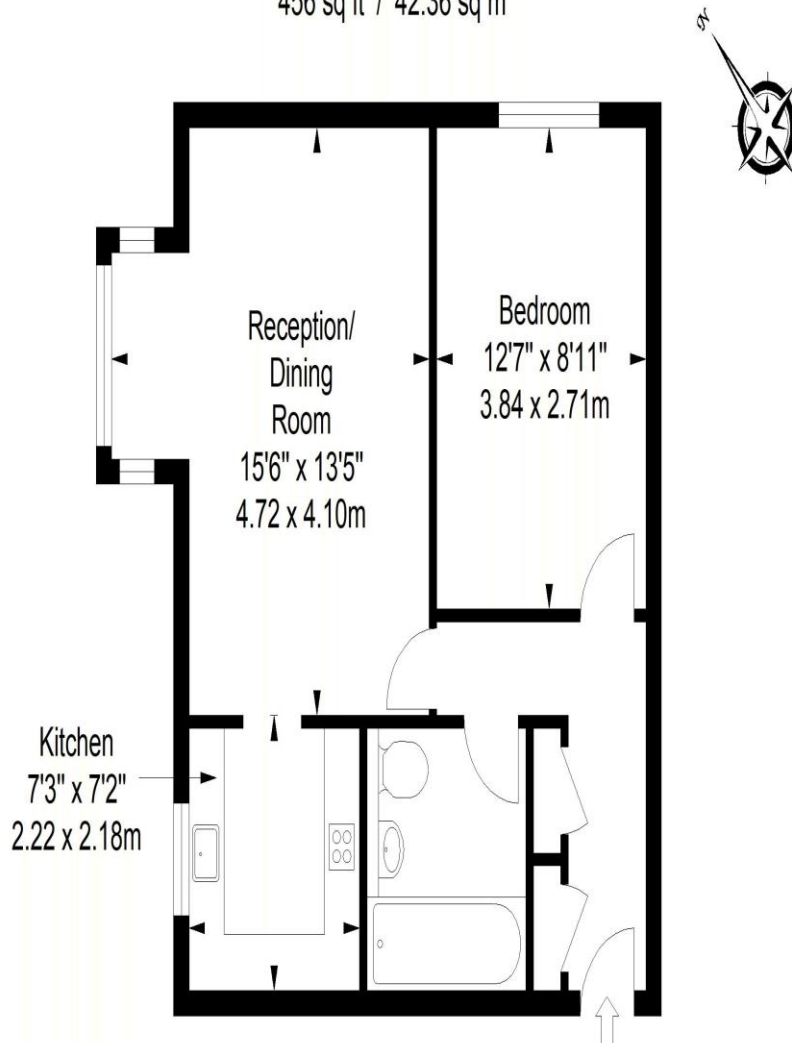
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## Kipling Drive

Approximate Gross Internal Area

456 sq ft / 42.36 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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