

**Kingston Road  
Wimbledon Chase, SW20 8JX**

**£550,000 Leasehold - Share of Freehold**



**This Charming 1,061 sqft THREE BEDROOM, TWO BATHROOM split-level maisonette is conveniently located close to Wimbledon Chase Station and shops. To the first floor there are two well-appointed bedrooms, spacious reception room with a balcony and a modern kitchen and bathroom with an extra W.C. The top floor includes a large double bedroom with en suite and a beautiful 21'11 ft roof terrace. There is also a garage providing secure parking and extra storage. Within catchment area for Wimbledon Chase Primary School and offered to the market with NO ONWARD CHAIN.**

## KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

1061 Sq. ft/98.61 Sq. m (Including Reduced Height)

993 Sq. ft/92.21 Sq. m (Excluding Reduced Height)



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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.

- Three Bedroom - Two Bathroom
- Split-Level Maisonette
- Modern Kitchen & Bathroom
- Garage
- Private Front Garden & Roof Terrace
- Close To Wimbledon Chase Station & Shops
- A.P.A For Wimbledon Chase Primary School
- No Onward Chain
- EPC - D
- Council Tax Band - C



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current                 |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 66                      |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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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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