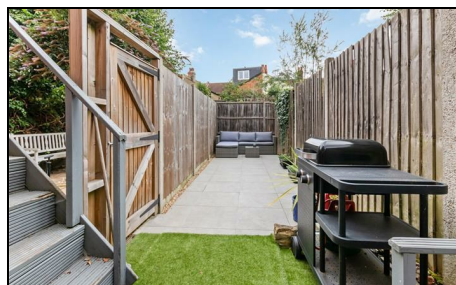


Kingston Road Wimbledon Chase, SW20 8JR

£675,000 Leasehold - Share of Freehold



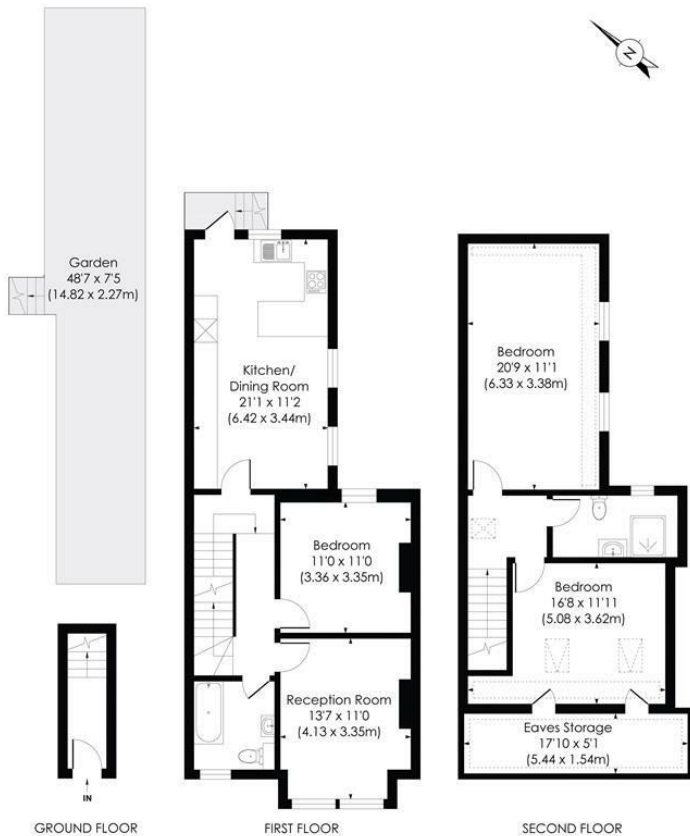
This exceptional 1349 sqft THREE DOUBLE BEDROOM, TWO BATHROOM split level Victorian maisonette has a lovely private garden and a stunning kitchen/dining room. Perfectly located within the Admissions Priority Area of Wimbledon Chase Primary School and easy access to both Raynes Park and Wimbledon Chase Stations. There is also a separate front reception room, beautiful family bathroom, gorgeous shower room and the three sizable double bedrooms (two on the top floor with air conditioning). Share of Freehold.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

1349 Sq. ft/125.30 Sq. m (Including reduced height)

1175 Sq. ft/109.20 Sq. m (Excluding reduced height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		69	78
EU Directive 2002/91/EC			

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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 Double Bedrooms - Two Bathrooms
- 1349 sqft Split Level Edwardian Maisonette - 112 Year Lease
- Landscaped Private Rear Garden
- Stunning Kitchen/Dining Room
- Wimbledon Chase Primary School A.P.A
- Close to Raynes Park and Wimbledon Chase Stations
- Spacious Separate Front Reception Room
- Share Of Freehold - Air Conditioned Bedrooms on Top Floor
- Merton Council Tax Band - C
- EPC - C

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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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