

## Kingston Road Wimbledon, SW19 1JW

**£650,000 Leasehold - Share of Freehold**



**This beautifully finished ground floor new-build apartment features two generously sized double bedrooms, including a principal bedroom with a stylish en suite shower room. The property also offers a superbly designed three-piece bathroom and a spacious open-plan kitchen/living area, highlighted by full-width bi-fold doors that open directly onto a private rear garden—perfect for seamless indoor-outdoor living.**

**Built to a high specification throughout, the apartment includes underfloor heating, a fully fitted modern kitchen, and luxurious bathroom suites. Offered with a share of the freehold and no onward chain, this home combines contemporary comfort with convenience and style.**

**KINGSTON ROAD, SW19**

Approx. Gross Internal Floor Area

**971 Sq. ft/90.17 Sq. m**



GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



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.

- Newly Developed Apartment
- Private Courtyard Garden
- Two Double Bedrooms
- High Specification Throughout
- Open-Plan Kitchen/Dining/Living Area
- Share Of Freehold
- Service Charge - TBC
- Ground Rent - Nil
- Current EPC Rating - C
- Council Tax Band - TBC



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>		69	69
(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			
England & Wales		EU Directive 2002/91/EC	

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

