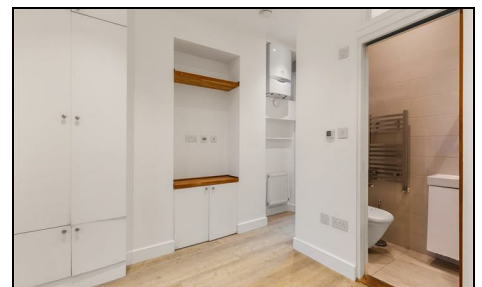
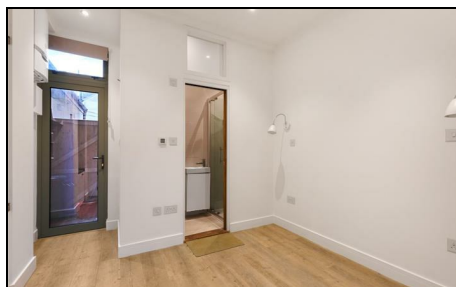


**Kingston Road
Wimbledon, SW19 1LA**

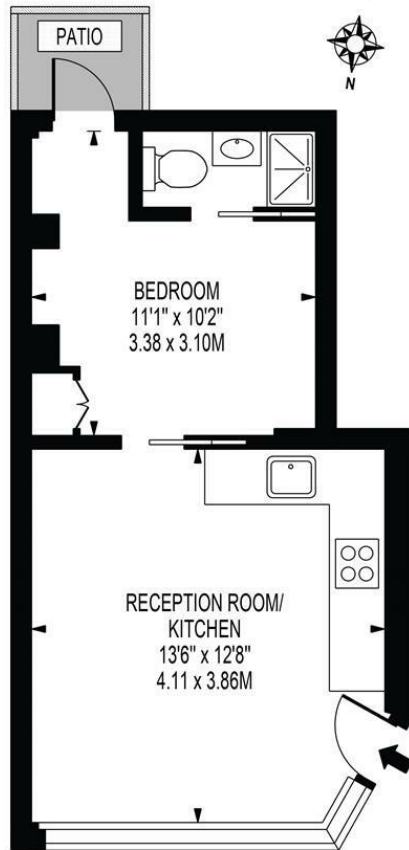
Offers In Excess Of £239,000 Leasehold



CASH BUYERS ONLY - 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. This property would be ideal for a first time buyer or buy to let investor. Early viewings are highly recommended.

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
- No Onward Chain
- Leasehold - 147 Years Remaining
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £50 (increases in 20 years to £100)
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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