

## Kingsley House Wimbledon, SW19 3PS

**£525,000 Leasehold**

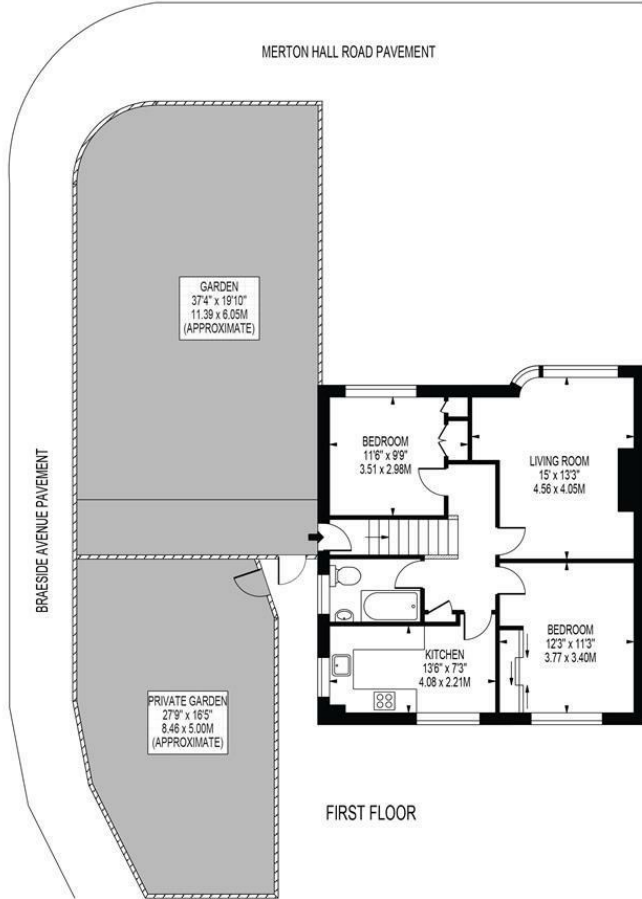


**Beautifully presented two double bedroom first floor maisonette having been fully refurbished by the current owners and situated within the extremely sought after Dundonald Park area of Wimbledon. The property boasts two double bedrooms, a wonderful living room, spacious modern kitchen/breakfast room, refurbished bathroom suite and private garden all within three quarters of a mile from Wimbledon and Raynes Park Town Centre.**

**Due to the popularity of these maisonettes, we would ask you to view at your earliest convenience to avoid disappointment. No onward chain.**

# KINGSLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 677 SQ FT - 62.91 SQ M



FIRST 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.



- No Onward Chain
- Dundonald Park Area
- Two Double Bedrooms
- Fully Refurbished Kitchen/ Breakfast Room
- Newly Fitted Bathroom Suite
- Leasehold - New Lease with 125 year term
- Service Charge - Ad/hoc
- Ground Rent - "Peppercorn"
- Council Tax Band D
- EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(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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