

**225 Kingston Road
Wimbledon, SW19 3NW**

£325,000 Leasehold - Share of Freehold



Offered to the market with no onward chain and share of freehold ownership is this one double bedroom bright and airy Period flat in Wimbledon.

Positioned on the upper ground floor of a charming period building and set back from Kingston Road, the property is a short walk to both South Wimbledon Northern Line Tube, Wimbledon Town Centre and the Mainline Train Station.

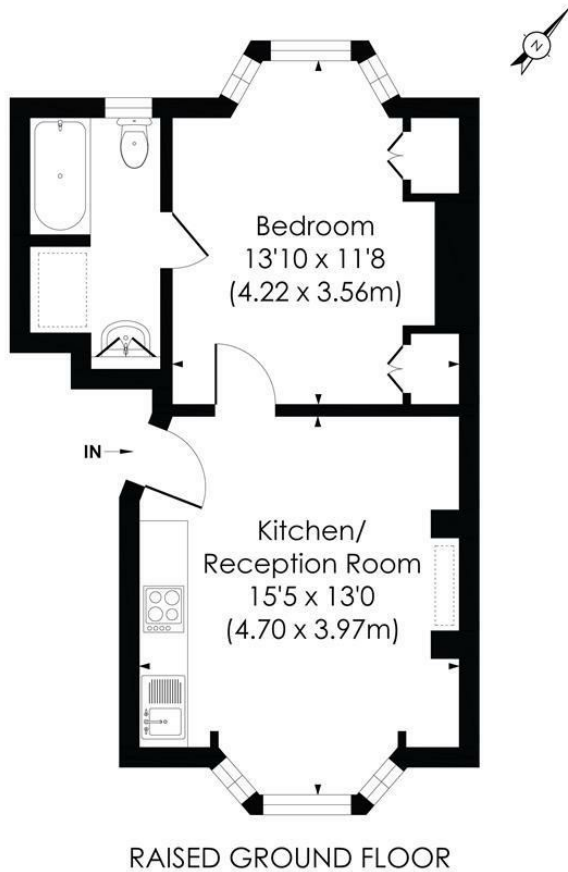
Comprising an open-plan kitchen/reception, one spacious double bedroom with built-in storage and bathroom, the property maintains an abundance of period features including large Bay Fronted windows with shutters and high ceilings.

With the bonus of share of freehold and a healthy underlying lease, this is a superb first time purchase to get onto the property ladder in an area close to an abundance of amenities, transport links and recreation grounds.

KINGSTON ROAD, SW19

Approx. Gross Internal Floor Area

390 Sq. ft/36.27 Sq. m

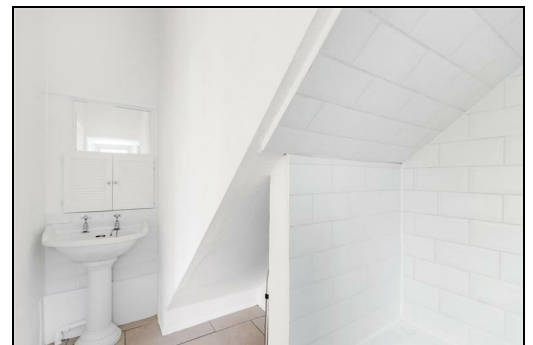


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PROPERTY MARKETING

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.

- Period Flat
- Upper Ground Floor
- One Double Bedroom
- Open-Plan Kitchen/Reception
- Sought After Location in Wimbledon
- Walking Distance to Northern Line & Mainline Stations
- No Onward Chain
- Share of Freehold (Underlying Lease of 148 Years)
- Annual Recurring Costs (shared between co-freeholders) plus Ad-Hoc Maintenance Costs, No Ground Rent
- EPC Rating - E, Merton Council Tax Band - B



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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