

**Kings Road
Wimbledon, SW19 8QW**

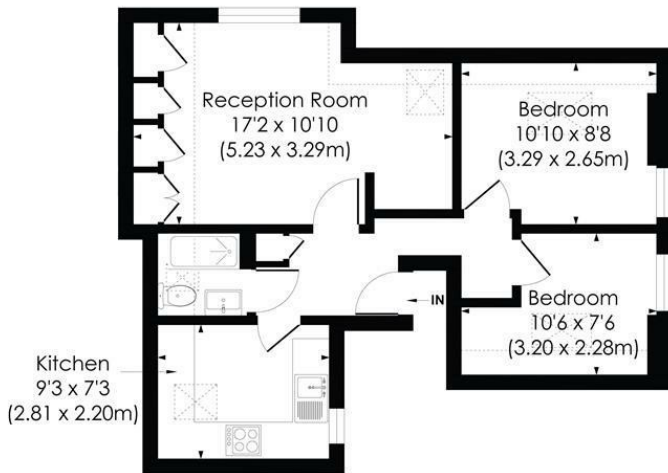
Offers In Excess Of £400,000 Leasehold - Share of Freehold



A well presented two bedroom top floor conversion flat with no onward chain and share of freehold, conveniently located in the heart of South Park Gardens. Bright and airy, comprising two bedrooms, open plan reception, modern bathroom and separate kitchen. Situated on one of Wimbledon's prime residential roads, the property is a stone's throw away from Wimbledon High Street with its numerous shops, bars and amenities. The likes of Wimbledon Mainline Station, South Wimbledon Northern Line Tube and Haydons Road Thameslink are all in close proximity. This is a brilliant first time purchase and buy to let investment.

KINGS ROAD, SW19

Approx. Gross Internal Floor Area
514 Sq. ft/47.77 Sq. m



SECOND FLOOR



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	53	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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