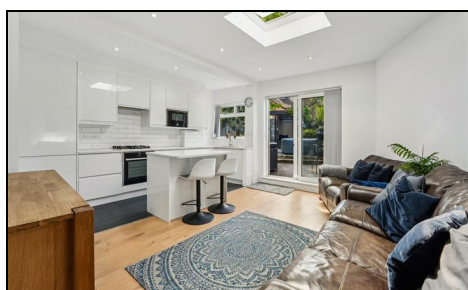


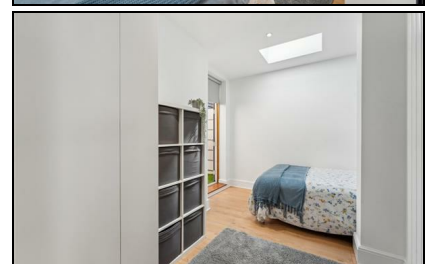
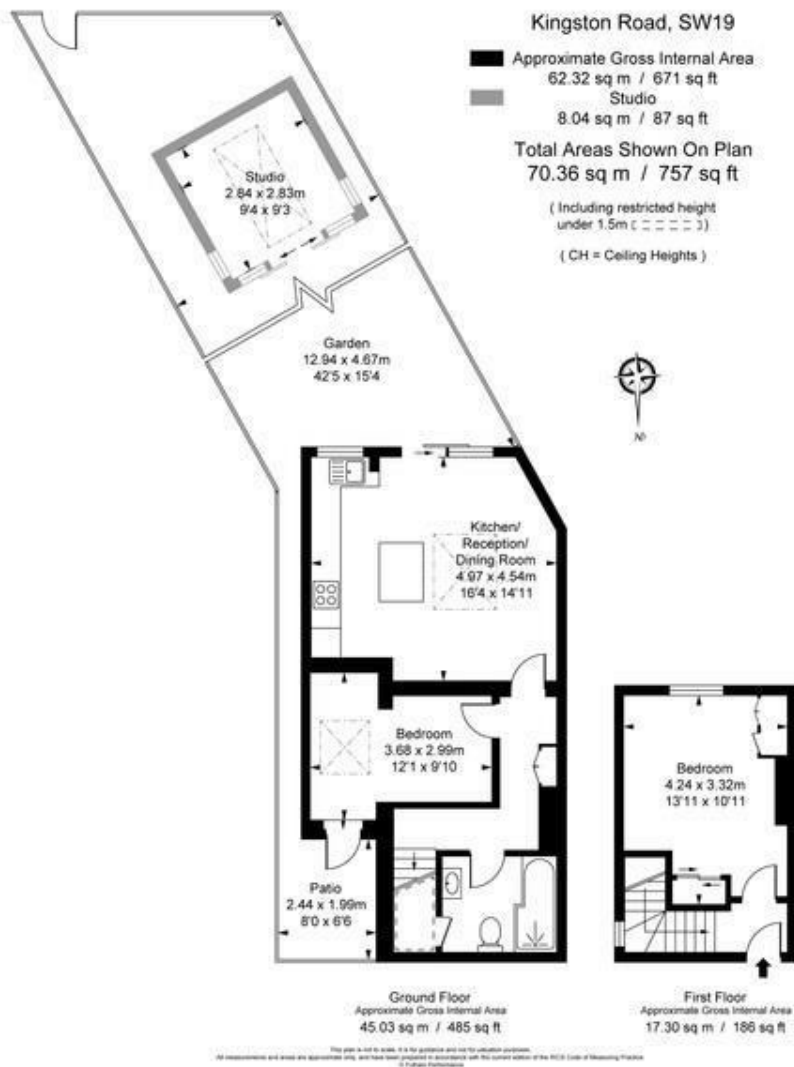
Kingston Road Wimbledon, SW19 1LX

£550,000 Leasehold



A rarely available and well presented two double bedroom split-level garden flat offered to the market with no onward chain in Kingston Road, Wimbledon SW19. Comprising two double bedrooms, one bathroom and a spacious open-plan kitchen/diner with modern integrated appliances and a breakfast bar kitchen island. Doors open out onto a stunning south facing private landscaped garden with a bespoke garden studio at the rear.

Located only moments away from South Wimbledon Northern Line Tube and a short walk to Wimbledon High Street and Mainline Train Station with its numerous shops, bars, restaurants and amenities. With its enviable location close to numerous transport links, outstanding schools, permit parking and a healthy lease, this is a superb first time purchase or investment.



- Split-Level Garden Flat
- Two Double Bedrooms
- Private South Facing Garden & Garden Studio
- Close Proximity to Wimbledon High Street
- Moments Away from Northern Line Tube
- No Onward Chain
- Leasehold - 153 Years Remaining
- Annual Service Charges - approx £500 pa including Buildings Insurance, Peppercorn Ground Rent
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Low energy efficient - higher running costs	E		
Very low energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		64	62
EU Directive 2002/91/EC			

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