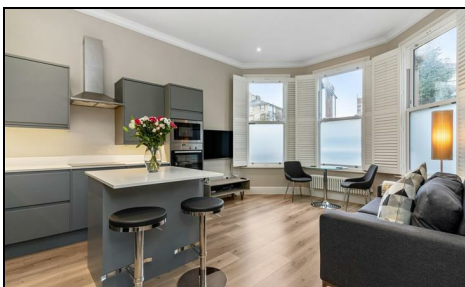


**172 Kingston Road
Wimbledon, SW19 3NX**

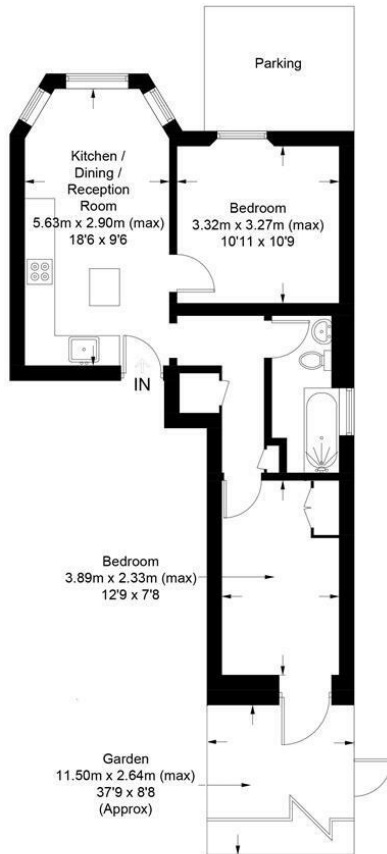
Offers In Excess Of £485,000 Leasehold



A wonderful two bedroom ground floor flat in an impressive detached period property with its own private south facing garden as well as a lovely communal garden. Finished to a high specification throughout with integrated kitchen, boasting off street parking and being located only a short walk away from Wimbledon Town Centre with its abundance of amenities and superb transport links. The property was fully refurbished and converted only three years ago and is presented in immaculate condition.

Kingston Road, SW19

Approximate Gross Internal Area = 51sq m / 552 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Two Bedrooms
- Private Garden
- High Spec Finish Throughout
- Open Plan Kitchen / Living Room
- Fully Integrated Kitchen
- Off Street Parking
- Long Lease
- 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			
(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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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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