

## Kingston Road Wimbledon, SW19 1JW

**£675,000 Leasehold - Share of Freehold**



**This stunning new build ground floor apartment offers two spacious double bedrooms (principal bedroom with en suite shower room), superbly appointed three piece bathroom suite and wonderful open plan kitchen / living room boasting full width bi-fold doors that seamlessly connect the indoor space to a private rear garden. Completed to a high specification throughout including underfloor heating, fully fitted kitchen and luxurious bathrooms suites, the property is offered to the market with a share of the freehold and no onward chain.**

**KINGSTON ROAD, SW19**

Approx. Gross Internal Floor Area

**971 Sq. ft/90.17 Sq. m**



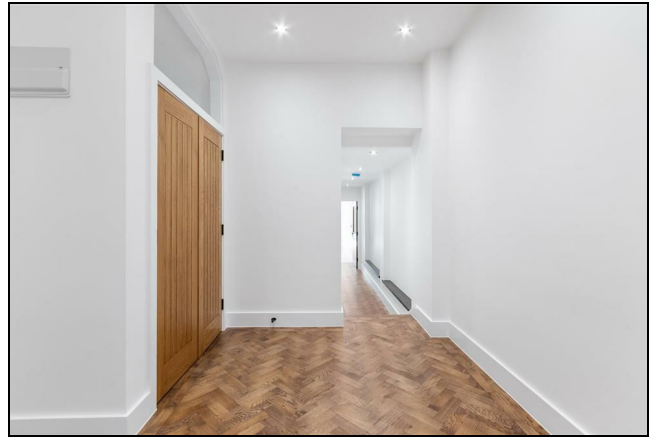
**GROUND FLOOR**

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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.

- Newly Developed Apartment
- Private Courtyard Garden
- Two Double Bedrooms
- High Specification Throughout
- Open-Plan Kitchen/Dining/Living Area
- Share Of Freehold
- Service Charge - TBC
- Ground Rent - Nil
- Current EPC Rating - C
- Council Tax Band -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	69
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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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