

**Kings Road
Wimbledon, SW19 8QW**

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

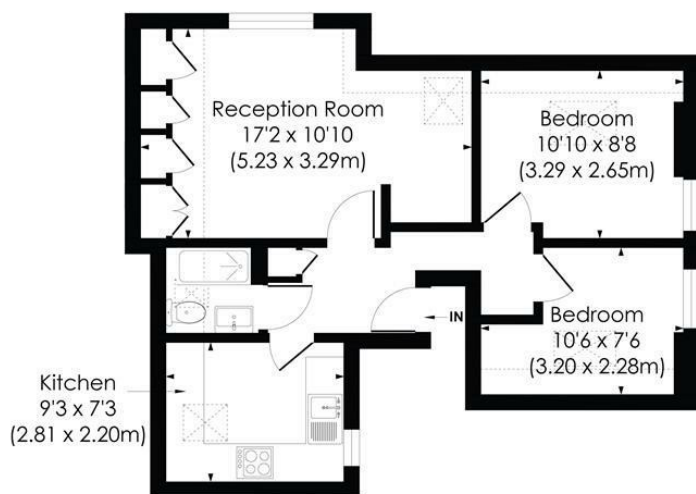


A well presented two bedroom top floor conversion flat with no onward chain and share of freehold, conveniently located in the heart of South Park Gardens. Bright and airy, comprising two bedrooms, open plan reception, modern bathroom and separate kitchen. Situated on one of Wimbledon's prime residential 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



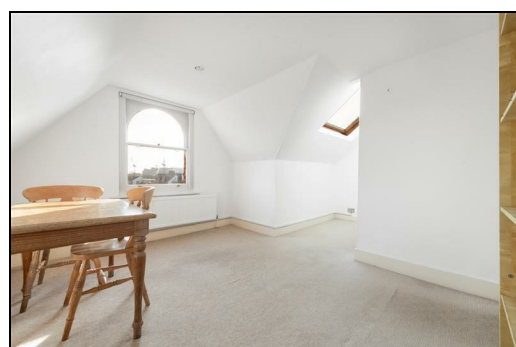
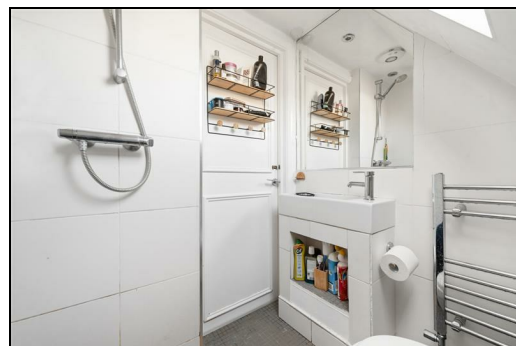
SECOND FLOOR

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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.

- Victorian Conversion Top Floor Flat
- Two Bedrooms
- Central Location
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Share of Freehold
- Underlying Lease Years Remaining - 984
- Total Maintenance & Service Charges- £805 pa. (including Buildings Insurance)
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(85-92) A		
(81-84) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
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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