

Kipling Drive Wimbledon, SW19 1TN

£385,000 Leasehold



A well presented ground floor two double bedroom purpose built apartment with allocated parking, located in a popular development in Wimbledon, close to Colliers Wood Tube Station, Haydons Road Thameslink and Wimbledon Town Centre.

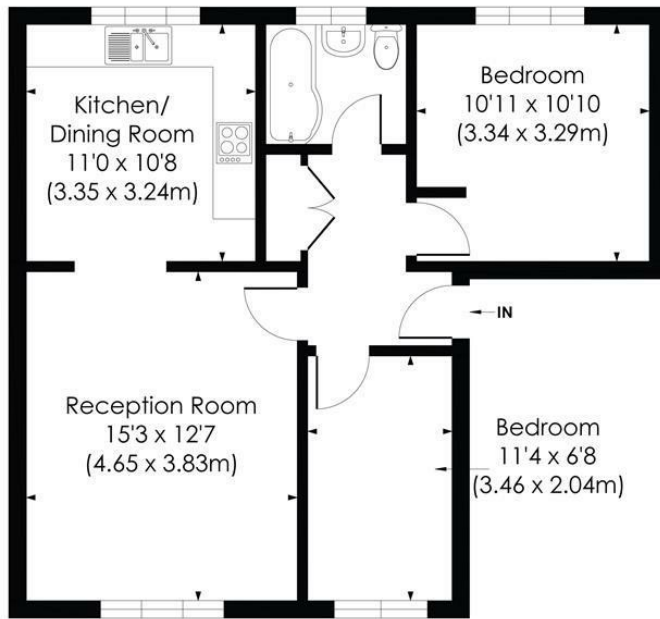
Comprising a spacious open plan reception room with a separate kitchen, two bedrooms and a modern bathroom. This fantastic flat has the added benefit of a very long lease of 953 years, healthy annual maintenance charges, phone entry system and an allocated parking space, making it ideal for the first time buyer or investor alike.

The property is being sold 'vendor suited' and viewings are highly recommended as soon as possible.

KIPLING DRIVE, SW19

Approx. Gross Internal Floor Area

631 Sq. ft/58.61 Sq. m



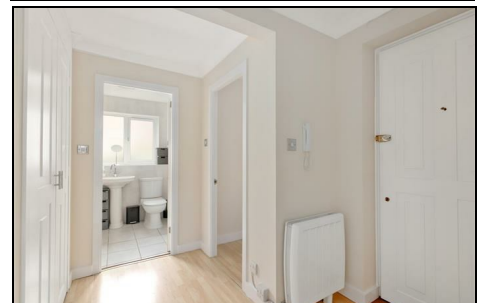
GROUND FLOOR

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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.

- Ground Floor Purpose-Built Apartment
- Two Double Bedrooms
- Spacious Reception
- Lovely Condition
- Allocated Parking
- Close Proximity to Multiple Transport Links
- Vendor Suited
- Leasehold - 953 Years Remaining
- Annual Service Charge - £1396.79, No Ground Rent
- EPC Rating - D, Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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