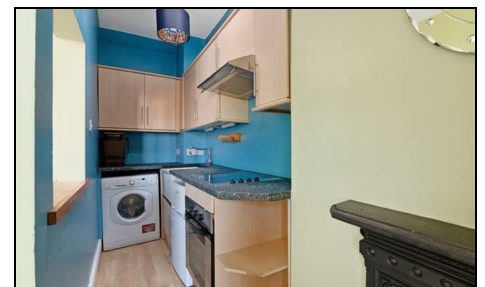


## Kenilworth Avenue Wimbledon, SW19 7LW

**£395,000 Leasehold - Share of Freehold**



**A spacious one double bedroom top floor Victorian conversion flat sold with a share of the freehold and no onward chain. Located on a highly desirable road moments from Leopold Arcade and within close proximity of both Wimbledon Village and Wimbledon town centre, train/tube/tram station and a superb selection of local amenities. The property benefits from having a large double bedroom with ample storage, three piece bathroom suite and an open plan kitchen/living room. It would be a wonderful opportunity for first time buyers and investors alike therefore an early viewing is highly recommended.**

**KENILWORTH AVENUE, SW19**

Approx. Gross Internal Floor Area

**540 Sq. ft/50.17 Sq. m (Incl. RHH)**

**469 Sq. ft/43.58 Sq. m (Excl. RHH)**



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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.

- Superb Location
- One Double Bedroom
- Top Floor Flat
- No Onward Chain
- Excellent Transport Links
- Share Of Freehold
- Service Charge - Ad/hoc. Ground Rent - Nil
- Building Insurance Contribution for 2025 - £537.74
- EPC rating D
- Council Tax Band B



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>			
(55-68) <b>D</b>		66	70
(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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

