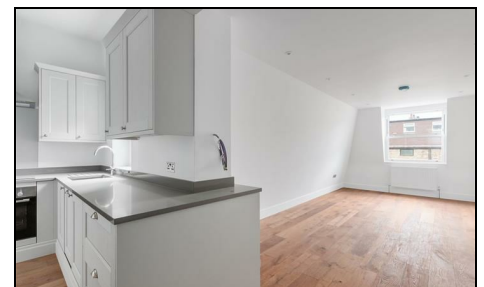


## Kingston Road Wimbledon, SW19 1JW

**£585,000 Leasehold - Share of Freehold**

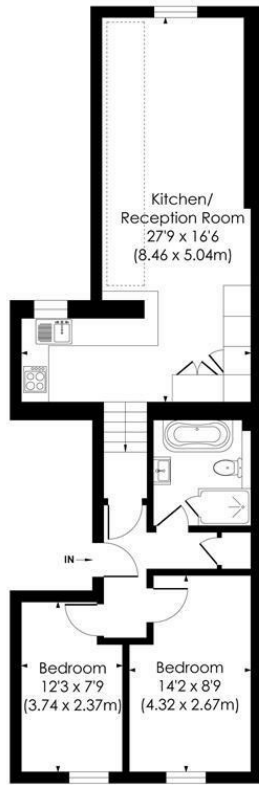


**A stunning two bedroom first floor apartment with a spacious open plan kitchen/dining room/lounge, two bedrooms and fantastic four piece bathroom suite nestled between the "Battles" and "Ministers" area's of Wimbledon. Boasting a brand new high-end finish throughout with a stylish kitchen housing fully integrated BOSCH appliances including wine fridge complemented by engineered oak flooring. Offered with no onward chain and the additional benefit of being sold with a Share Of Freehold.**

**KINGSTON ROAD, SW19**

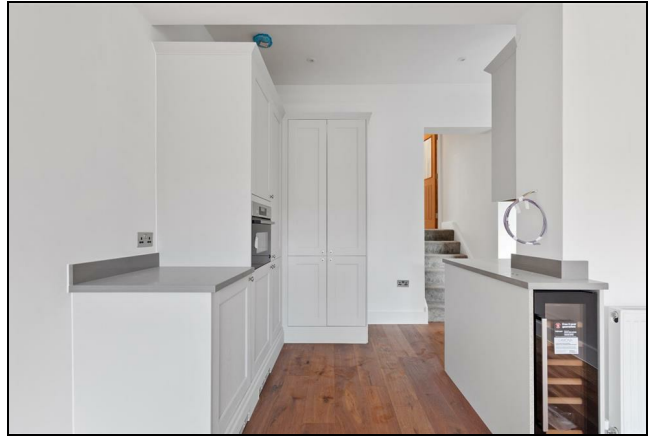
Approx. Gross Internal Floor Area

**687 Sq. ft/63.90 Sq. m**



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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.



- Newly Developed Apartment
- Arranged Over The First Floor
- Two Double Bedrooms
- Four Piece Bathroom Suite
- No Onward Chain
- Share Of Freehold
- Service Charge - TBC
- Ground rent - Nil
- Current EPC Rating - C
- Council Tax Band - TBC

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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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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