Ellisons

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# Kingston Road
# London, SW20 8DA

## Offers In Excess Of £460,000 Leasehold

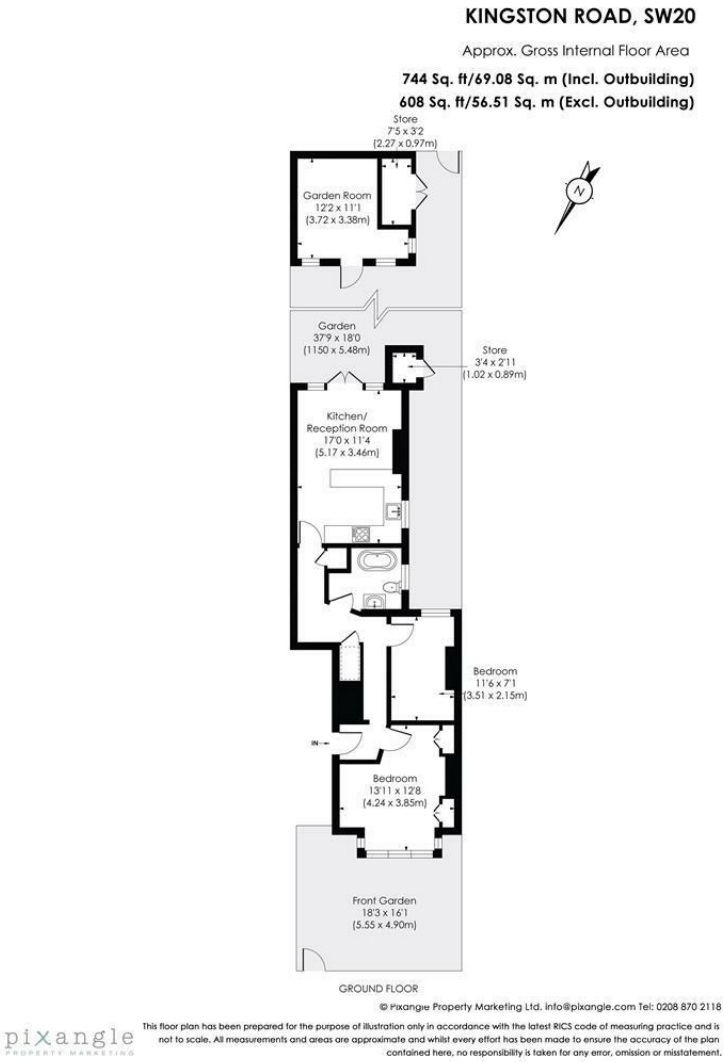






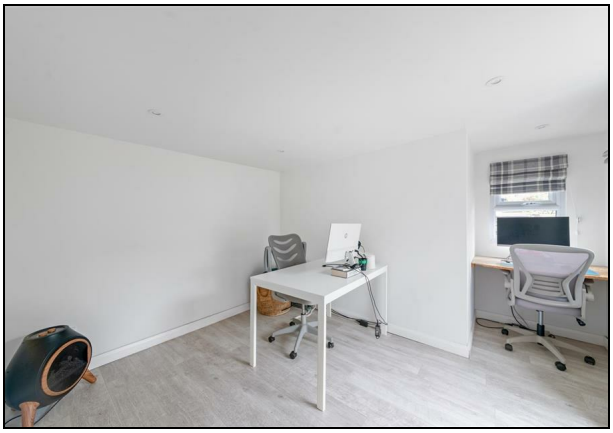


**A beautifully presented two double bedroom ground-floor Victorian conversion, offering an open-plan kitchen/reception room, a feature fireplace in the main bedroom and a modern bathroom. The generous south-east-facing private garden includes an insulated studio, ideal for home working or entertaining. Conveniently located for Dundonald Park and Wimbledon Chase Primary School, with excellent transport links including Wimbledon Chase station, nearby tram services and access to the Underground.**

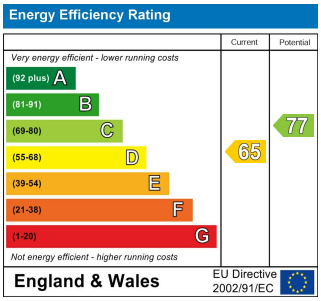






- Two Double Bedroom Ground Floor Victorian Conversion Flat
- Beautifully Presented
- Generous South-East-Facing Private Garden with Insulated Garden Studio
- Ground Rent £100.00 per annum
- Lease Remaining 88 Years - Option to be Extended to 125 years'
- Council Tax Band - C
- EPC - C
- Close to Dundonald Park and Wimbledon Chase Primary School
- Excellent Rail, Tram & Underground Connections

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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**

30 YEARS 1989-2019