

## Kingston Road South Wimbledon, SW19 1LB

£2,250 Per Month

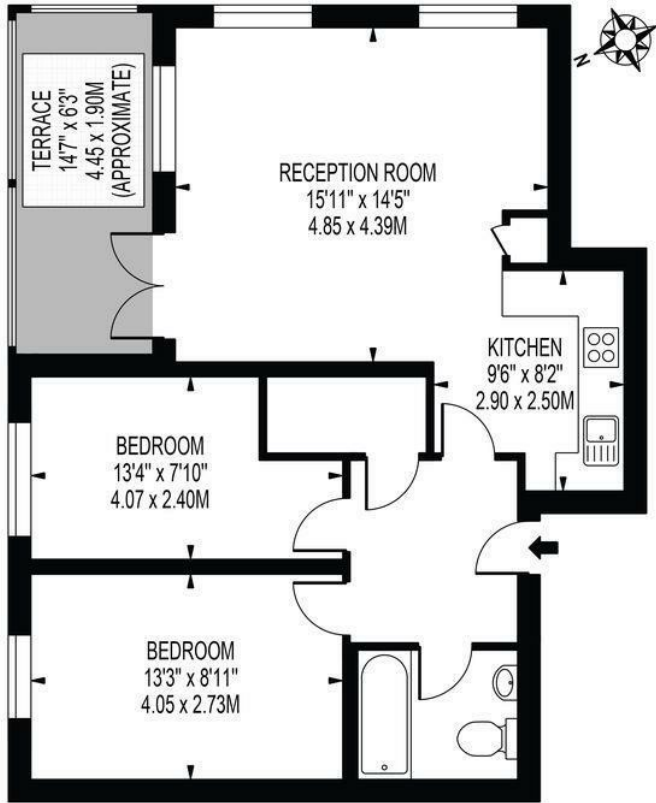


Modern, recently built two bedroom first floor purpose built apartment. Located just 4 minutes walk from South Wimbledon tube (Northern line zone 3) and 15 minutes walk to Central Wimbledon/train station. Features LVT flooring throughout, open plan kitchen/reception room leading to an enclosed balcony, two double bedrooms and family bathroom. Lift to the building and secure entry phone. Built with energy efficiency in mind the apartment is fully double glazed with gas central heating.

EPC rating: B. Council tax band D.

## KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 645 SQ FT - 59.96 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	84	84
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Modern Two Bedroom Apartment
- Enclosed Balcony
- Lift to Building
- Close to South Wimbledon Tube
- Car Free Development (no permits available)
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band B
- Council Tax Band D



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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