

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



KINGSTON ROAD, WIMBLEDON, SW19

- FIRST FLOOR
- NUETRAL DECOR
- SPACIOUS RECEPTION ROOM
- 2 BEDROOMS
- MODERN BATHROOM
- GOOD STORAGE

£2,000 PCM

KINGSTON ROAD, WIMBLEDON, SW19



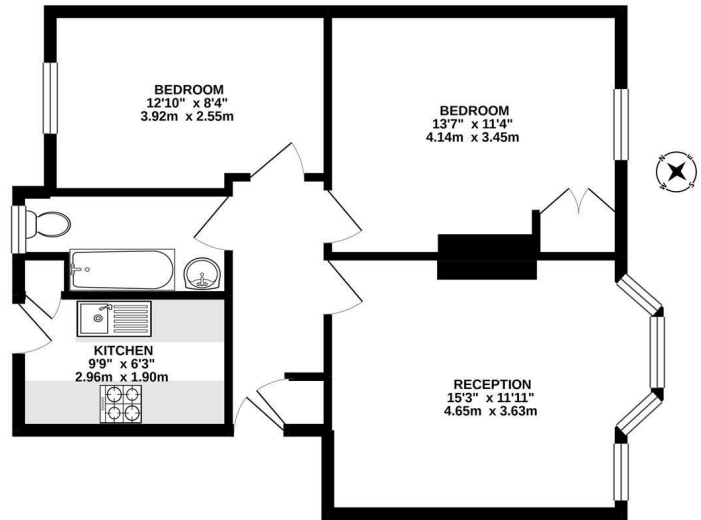
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FIRST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing, we accept no responsibility for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Neotoma v10.021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Welcome to Spring House, a period apartment building where we are presenting this delightful first floor property, Boasting a bright reception room, two double bedrooms, A Modern bathroom, fully fitted kitchen with door leading out to the well kept communal gardens. The property has also just been redecorated throughout in a neutral colour scheme, updated photos to follow.

Available 18th July. Offered Unfurnished/Part Furnished.

The apartment is located with all the amenities of Wimbledon right at your doorstep. From trendy cafes and restaurants to boutique shops and green spaces, everything you need is just a stone's throw away. Local Transport including Merton Park Tram, Wimbledon Chase Station, Wimbledon Station and South Wimbledon Tube Station are all within easy reach.

EPC Rating - C

Council Tax- Merton Council Tax Band C

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating