

**Kingston Road  
Raynes Park, SW20 8LN**

**£625,000 Leasehold - Share of Freehold**



**This newly converted and fully renovated 1,003 sq ft, three double-bedroom, two bathroom split-level Victorian conversion apartment has been finished to an exceptional standard throughout.**

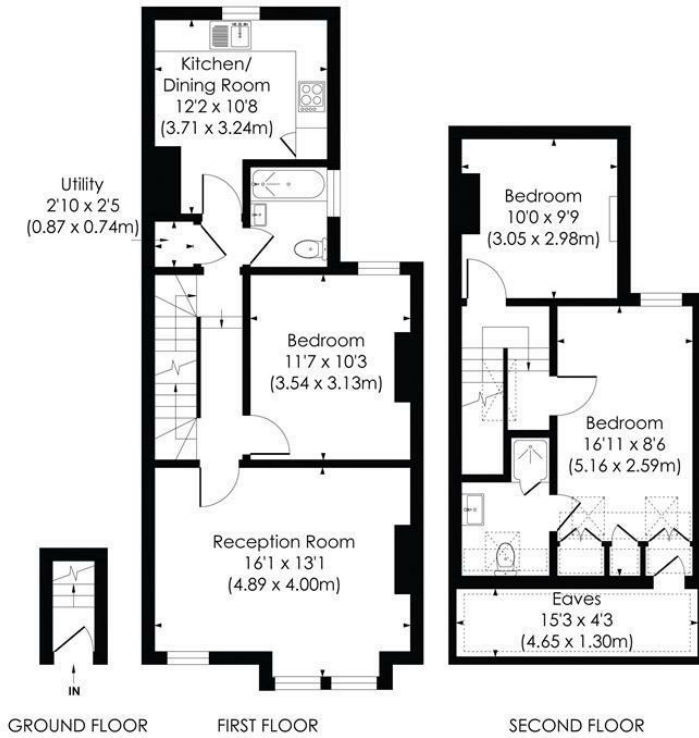
**Ideally situated within the Wimbledon Chase Primary School admissions priority area, the property is also conveniently located for both Raynes Park and Wimbledon Chase stations, as well as a wide range of local shops and amenities.**

**KINGSTON ROAD, SW20**

Approx. Gross Internal Floor Area

1003 Sq. ft./93.18 Sq. m (Including Reduced Height)

891 Sq. ft./82.78 Sq. m (Excluding Reduced Height)



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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 converted and fully renovated split-level Victorian conversion
- Three generous double bedrooms - Two stylish bathrooms
- Finished to an exceptional standard throughout
- Spacious front reception room with attractive ornate fireplace
- Contemporary fitted kitchen with quartz worktops
- Master bedroom with bespoke fitted storage and en-suite
- Share of Freehold and No Onward Chain
- Located within the Wimbledon Chase Primary School admissions priority area
- EPC - C
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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