

C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



138 KINGSTON ROAD, WIMBLEDON, SW19

- 2 DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- GREAT LOCATION

- ALLOCATED PARKING SPACE
- NUETRAL DECOR
- BRIGHT RECEPTION ROOM

£2,000 PCM

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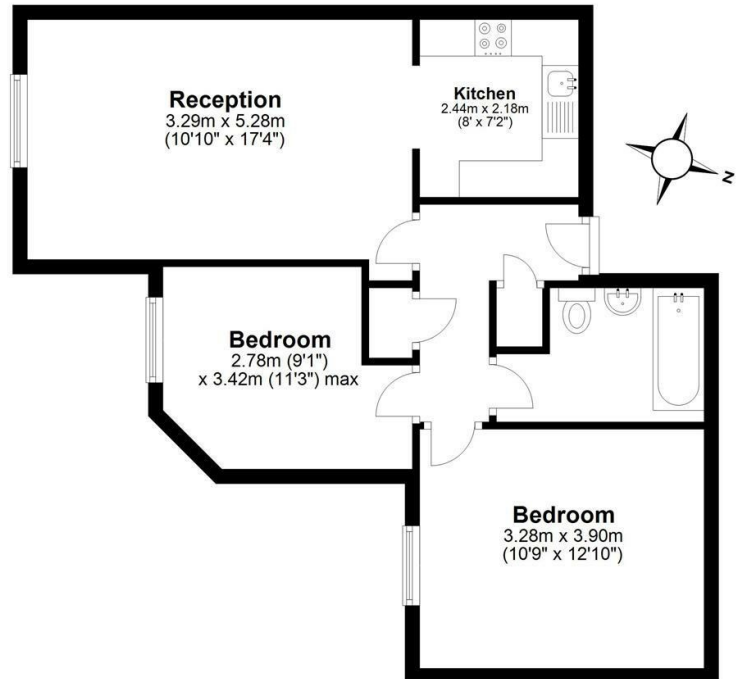


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First Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

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		

C James & Co are pleased to offer this 1st floor 2 bedroom flat to the lettings market. The property benefits from 2 double bedrooms, a good size reception room, fitted kitchen and bathroom. The property is set at the rear of the building overlooking the communal garden. Further benefits include good storage and allocated parking via the gated car park.

Available 5th September. Offered furnished/part furnished.

Located within walking distance of local transport including Wimbledon Station, South Wimbledon Station and Merton Park Tram link. Along within Wimbledon Town Centre being a short walk away which has an array of local amenities.

EPC Rating B

Council Tax - Merton Council tax band D

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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