

C.JAMES & Co.

SALES AND LETTINGS AGENTS

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KINGSTON ROAD, WIMBLEDON, SW19

- 3 DOUBLE BEDROOMS
- 3 SHOWER ROOMS
- OPEN PLAN LIVING
- NEUTRAL DECOR
- GREAT LOCATION
- ROOF TERRACE

£550,000
LEASEHOLD - SHARE OF

KINGSTON ROAD, WIMBLEDON, SW19



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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		



Total area: approx. 98.3 sq. metres (1057.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

C James & Co are delighted to present this stunning apartment located on Kingston Road in the heart of Wimbledon. This property is split over Two floors, spanning over 1000 square feet and boasts a spacious open plan living area with modern fitted kitchen, Three good size bedrooms, Three bathrooms and a private roof terrace.

Ideally located within easy walking distance of public transport including South Wimbledon Tube Station, Wimbledon Train Station and Merton Park Tramlink. As well as being close to all local amenities.

EPC Rating - B

Council Tax - Merton Council Tax Band C

Share of Freehold - New 999 year lease

No service charges - Ad hoc maintenance split 50/50

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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