

Kingston Road Wimbledon, SW19 1JN

£535,000 Leasehold



A beautifully presented and rarely available two bedroom luxury modern apartment with a private outdoor terrace, no onward chain and enviably located within a private development in Wimbledon.

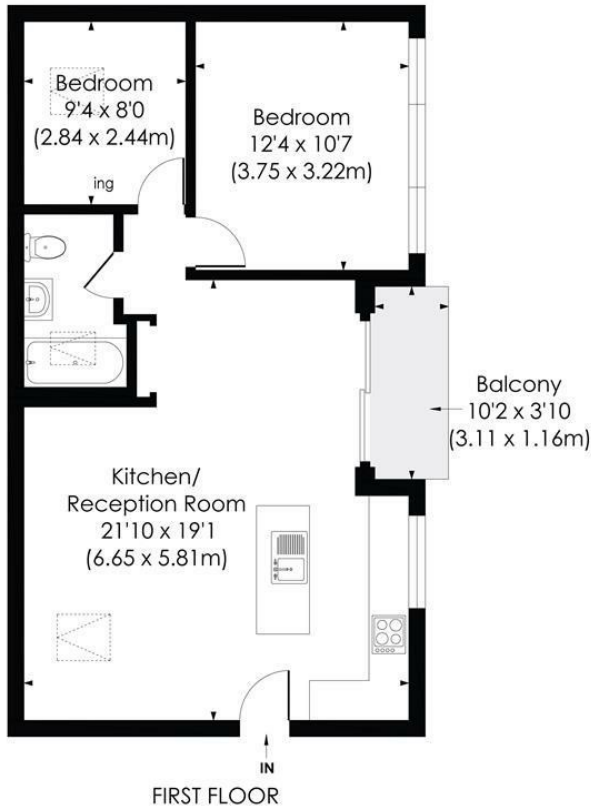
Comprising a stunning open-plan kitchen/reception with modern, integrated appliances and kitchen island, with bi-fold doors opening out onto a sunny private terrace. The property boasts a luxury three-piece family bathroom, one well-appointed double bedroom and an additional second bedroom.

Positioned in the 'Ministers' area of Wimbledon, only moments away from South Wimbledon Northern Line Tube, with Wimbledon Town Centre and Mainline Train Station in close proximity, as well as its abundance of amenities, shops, bars and restaurants.

Alongside a healthy lease and no onward chain, the building is also run by a Right to Manage, and therefore this is a superb first time purchase. Viewings highly recommended.

KINGSTON ROAD, SW19

Approx. Gross Internal Floor Area
632 Sq. ft/58.70 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



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.

- Beautifully Presented Modern Apartment
- Two Bedrooms
- Stunning Open-Plan Kitchen/Reception
- Private Terrace
- Moments from Northern Line Tube
- No Onward Chain
- Leasehold - 119 Years Remaining
- Ground Rent - £515 pa, Service Charges - £1207.20 (including Buildings Insurance)
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		Current	Potential
105-149 kWh/m ² per year (rating cost)	A		
81-104 kWh/m ² per year	B		
61-80 kWh/m ² per year	C	73	79
41-60 kWh/m ² per year	D		
21-40 kWh/m ² per year	E		
1-20 kWh/m ² per year	F		
0 kWh/m ² per year	G		

EU Directive

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

