

C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



KINGSTON ROAD, WIMBLEDON, SW19

- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING
- GREAT LOCATION
- MODERN BATHROOM
- NEUTRAL DECOR
- COURTYARD

£425,000

LEASEHOLD - SHARE OF FREEHOLD

KINGSTON ROAD, WIMBLEDON, SW19



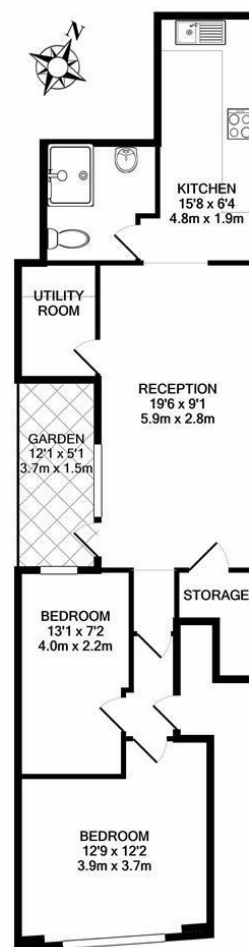
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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C James & Co are delighted to present this well-presented two-bedroom ground floor apartment located on Kingston Road in the heart of Wimbledon.

This property offers spacious single-level living and features a bright open-plan living area with a modern fitted kitchen, two well-proportioned bedrooms, a contemporary bathroom, a private courtyard, and a separate utility room.

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