



## 1 bed apartment to buy in SW20

Kingston Road, Wimbledon Chase,  
London, ., SW20 8BU

**£315,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding (T&Cs Apply)
- ✓ Modern Open Plan Kitchen and Reception Room
- ✓ Stunning Double Bedroom
- ✓ Large, Private South-Facing Patio
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000

Wetlands Property are delighted to offer this fabulous 563 sqft one-bedroom, ground floor apartment positioned in a secure, modern development with a large, private south-facing patio. Inside the apartment there is a spacious, open-plan kitchen and reception room with integrated AEG appliances, breakfast bar and double-doors providing direct access to the private patio. The large, double-bedroom has built-in wardrobe space and provides direct access to the private patio area, along with a modern, fully-tiled bathroom. Ideal for first-time buyers, professionals and investors.

The property comes with secure allocated parking and bike storage, along with access to a stunning communal terrace.

Located a short walk to both Wimbledon Chase Station and Raynes Park Station (frequent services via Thameslink and National Rail), and South Wimbledon Underground station (Zone 3, Northern Line) is easily accessible. David Lloyd is located just moments away, along with the superb green-spaces, restaurants, pubs and amenities of Wimbledon and Raynes Park.

Offered with no onward chain, low service charges and long 114 year lease remaining.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £370.00

Annual Service Charge Amount: £1,400.00

Price: Starting Bid £315,000

Property Type: Apartment

Parking: Allocated, Off Street

Year built: 2016

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

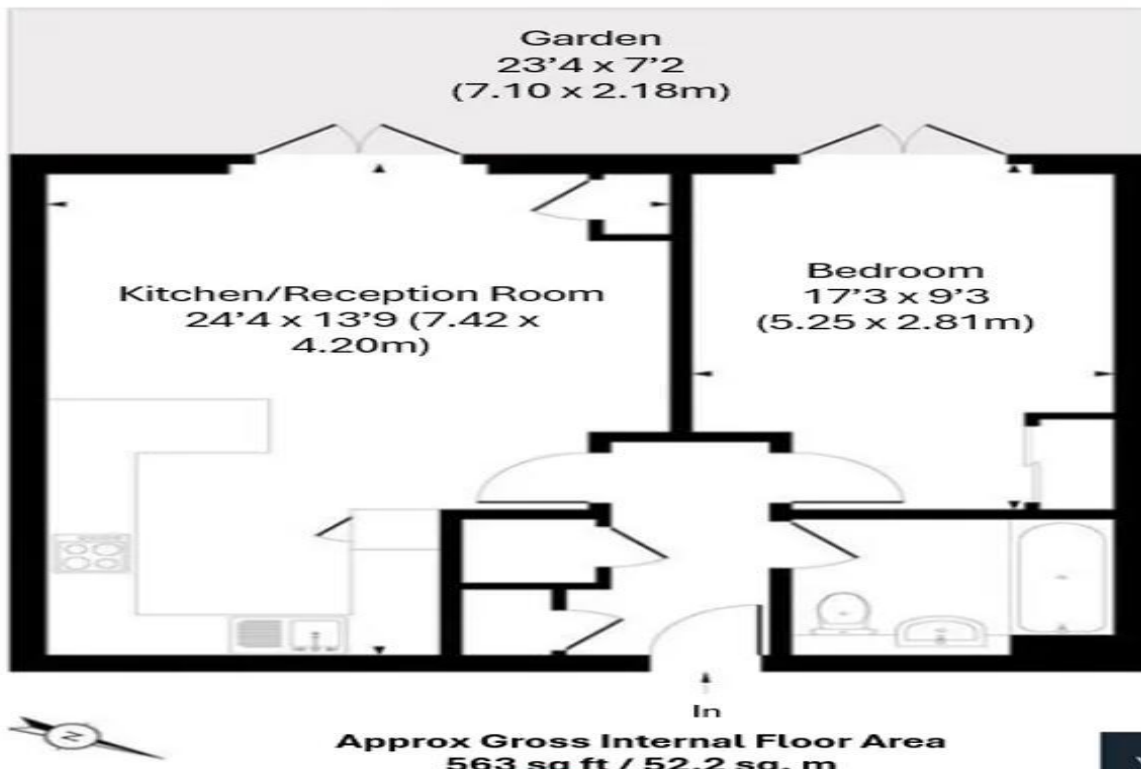
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

# Kingston Road, SW20



Not to Scale. For illustrative purposes only.  
All measurements and areas are approximate. No responsibility taken for error, omission or misstatement.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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