



# CADDINGTON BLUE

Kingston Road, Wimbledon. SW19

Property Price: £ 589,950

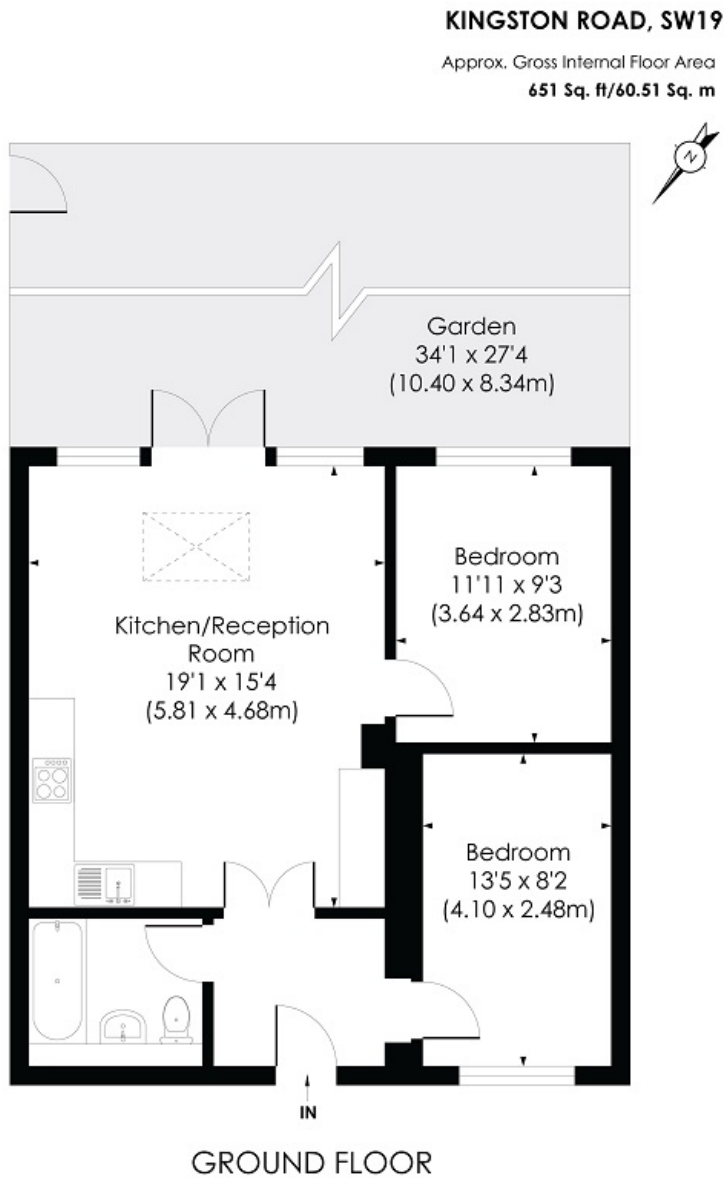
Property Type: Apartment





# CADDINGTON BLUE

## Floor Plan:



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PROPERTY MARKETING

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.



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## Property Description

Forming part of a handsome re-furnished period property, this beautifully conceived two-bedroom garden flat offers an exciting opportunity to buy this private, secluded, ground floor garden apartment of exceptional merit in a quiet location in south west London. It features high ceilings (3.1 metres), a landscaped garden and off-street parking.

Across a front gravelled garden, doubling as off-street parking spaces for up to 4 cars, the flat is entered to the side of the building via the ground floor. The main living room is positioned at the rear of the building, washed with light from a large south-facing window and skylight from the one storey extensions to the back. The kitchen is fully fitted and includes oven, ceramic hob, microwave, fridge/freezer, dishwasher and washer/dryer. The kitchens also come with quartz worktops. There are two good-sized bedrooms, large family bathroom and good storage areas. Each apartment has a camera door entry system with key fob entry. This apartment has a Valiant boiler which supplies the central heating system.

The garden is substantially sized, south-facing, and has just had a new decked area installed and new turf laid and established. Having direct access to such a beautiful garden is a major benefit and adds a great deal of value to the flat.

The apartment is located in a quiet position on Kingston Road, close to Wimbledon's extensive range of shops, cafes and restaurants, and the popular South Park Gardens area. The green open spaces of Wandle Meadow Nature Park are within fifteen minutes' walk. The area is renowned for its outstanding schools, most notably, the highly rated King's College School and Wimbledon High School.

Transport links for the area are excellent. Wimbledon Chase station is a four-minute walk away while South Wimbledon Station which runs Northern Line Underground services direct to Waterloo, London Bridge, Bank, Charing Cross and Kings Cross St Pancras is also close by. Wimbledon mainline station is approximately 12 minutes' walk and runs Thameslink services to London St Pancras International, District Line Underground services via Earls Court and London Victoria, and national rail services to Clapham Junction in approximately seven minutes and London Waterloo in around 15 minutes.

New 125 year leases to be provided with Sale.  
Service Charge £ 720.00 per flat (£60 a month)  
Ground Rent £ 300.00 per flat.

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2: Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive.

3: The communal garden is subject to a change in size as there will be an opportunity for the top floor apartments to purchase a portion privately and for the Freeholder to hold back a portion to use as storage space

## Key Features

Bedrooms : 2  
Bathrooms : 1  
Status : For Sale  
Parking : Off Street