



CADDINGTON BLUE

Kingston Road, Wimbledon. SW19

Property Price: £ 475,000

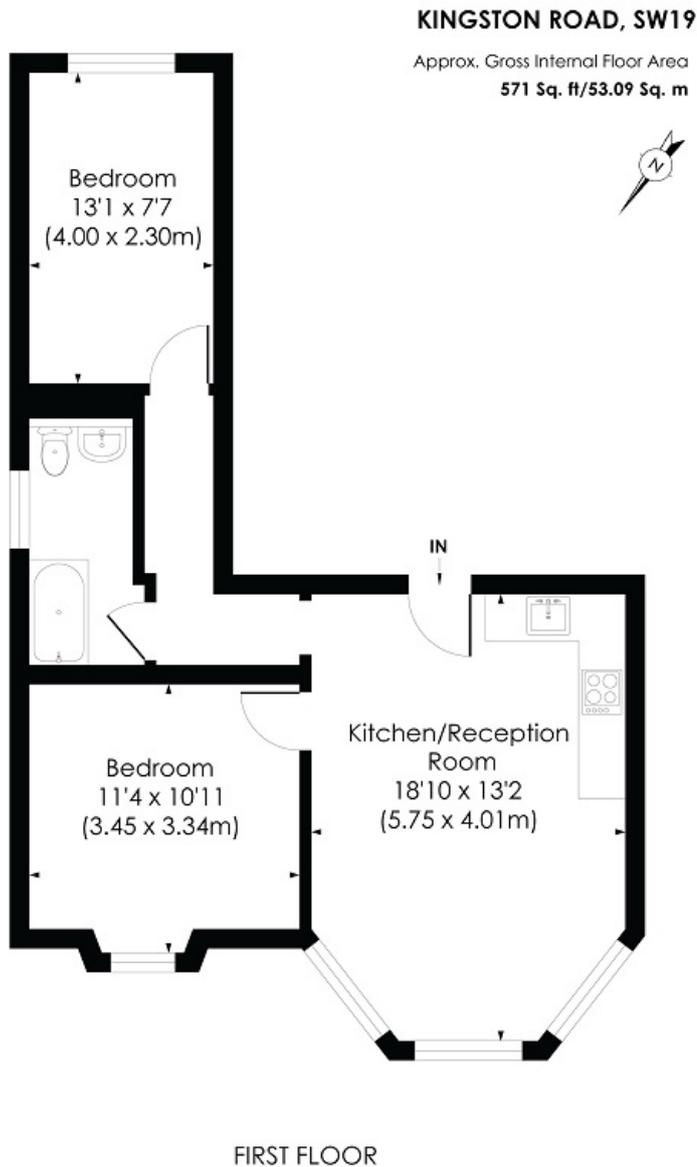
Property Type: Apartment





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 refurbished period property, this beautifully conceived two-bedroom apartment offers an exciting opportunity to buy in this private, secluded development of exceptional merit in a quiet location in south west London. Features include off street parking, access to communal gardens and high specification finish throughout.

Across a front garden, doubling as off-street parking spaces for up to 4 cars, the building is entered into via the communal ground floor entrance on side of the building. Located on the first floor, the main living room / dining and kitchen room is a wash with light from a large bay window. The kitchen is fully fitted and includes oven, ceramic hob, microwave, fridge/freezer, dishwasher and washer/dryer. It also comes with quartz worktops. There are two good-sized bedrooms. 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 communal garden is substantially sized and south-facing, with established borders. Having access to such a beautiful garden is a major benefit. There is also a secure bicycle storage area to the rear of the garden.

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