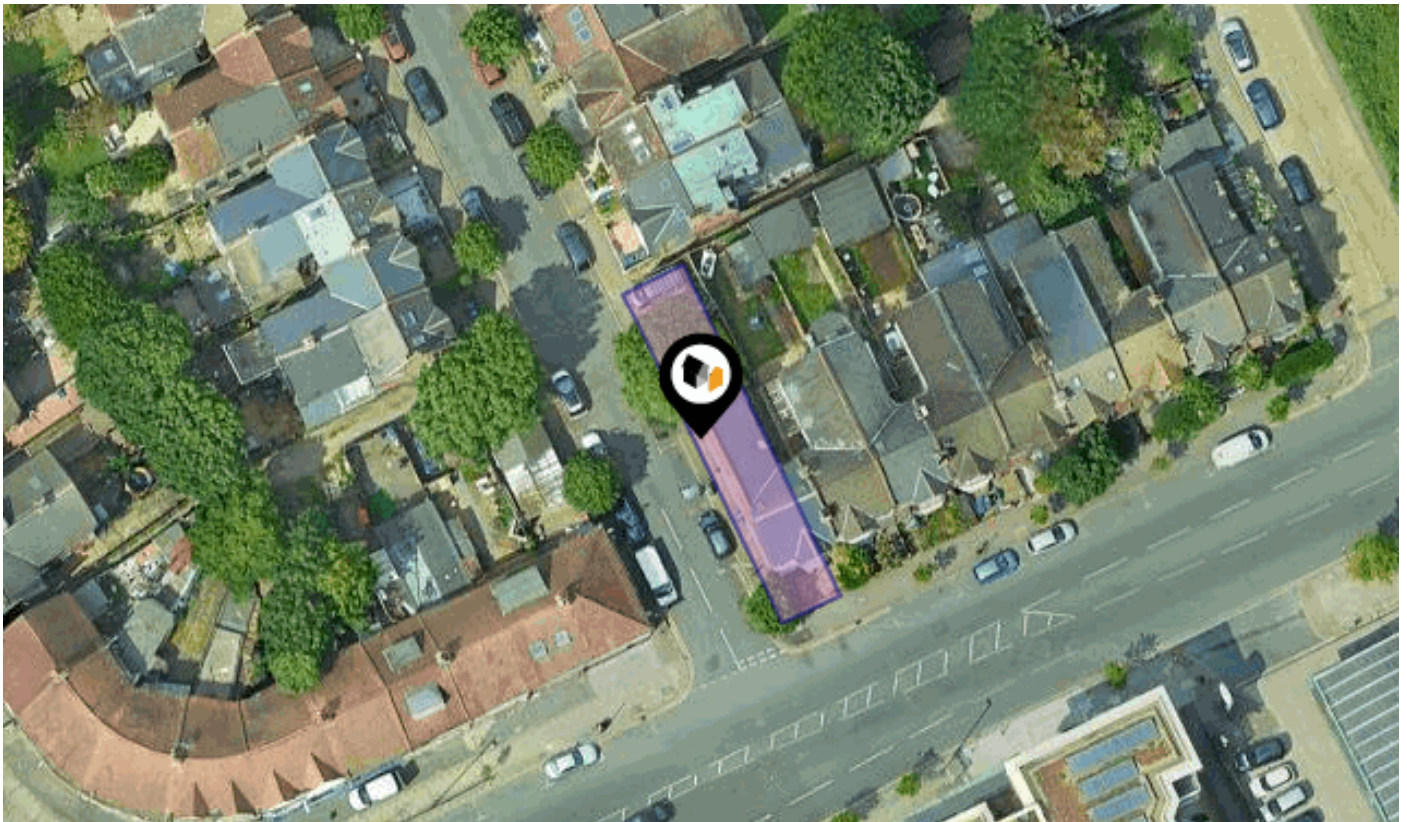


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 05th March 2024



KINGSTON ROAD, LONDON, SW20

Rental Price pcm : £2,000

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

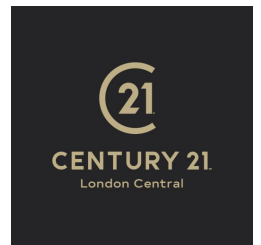
roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to Kingston Road, a charming 2-bedroom apartment available for lease and situated in the desirable SW20 postcode, this property offers a convenient and comfortable living experience. As you step inside, you will be greeted by a spacious and well-designed living area, perfect for relaxing or entertaining guests. The apartment boasts two generously sized bedrooms, providing ample space for a small family or professionals looking to share. The well-appointed bathroom features modern fixtures and a sleek design, ensuring a refreshing and enjoyable experience. The apartment also benefits from an open-plan kitchen, equipped with high-quality appliances and plenty of storage space, making it a joy to cook and dine in. With a building area of 663 square feet, this apartment offers a comfortable and functional layout, allowing for versatile living arrangements. The large windows throughout flood the space with natural light, creating a warm and inviting atmosphere.

There is a good size garden and one private parking space. Located in a vibrant neighbourhood, you will have easy access to a wide range of amenities, including shops, restaurants, and parks. The property is also well-connected to public transportation with Wimbledon Chase railway station only a 3 minute walk, with several bus stops within walking distance, making commuting a breeze. The price guide for this fantastic property is £2,000 per month, offering excellent value for its prime location and impressive features. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and secure this wonderful property for lease.

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,583
Title Number:	SY168982
UPRN:	48039919

Asking Price:	£475,000
Rental Price pcm:	£2,000
Tenure:	Freehold

Local Area

Local Authority:	Merton
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

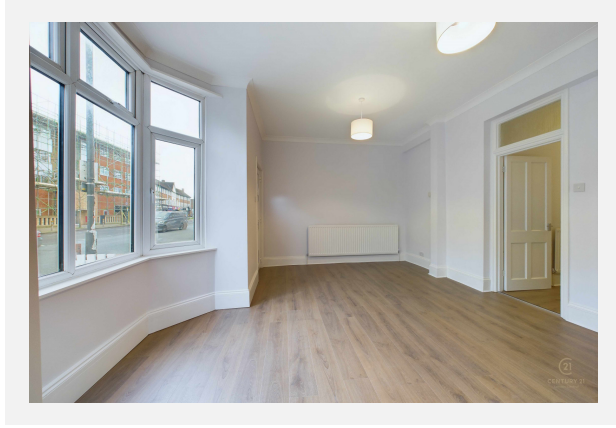
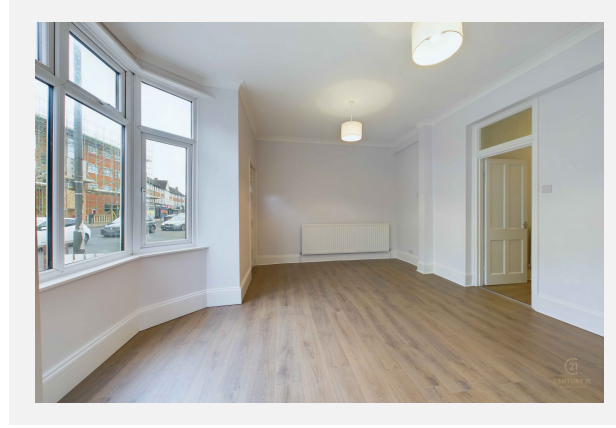
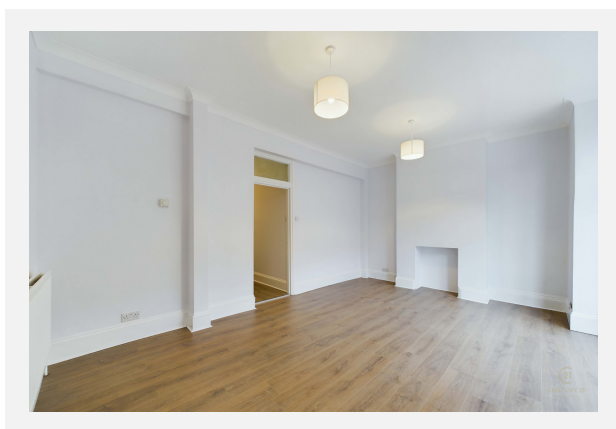
Mobile Coverage: (based on calls indoors)



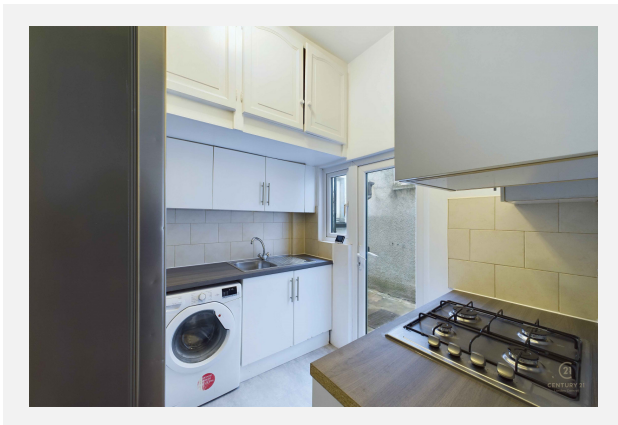
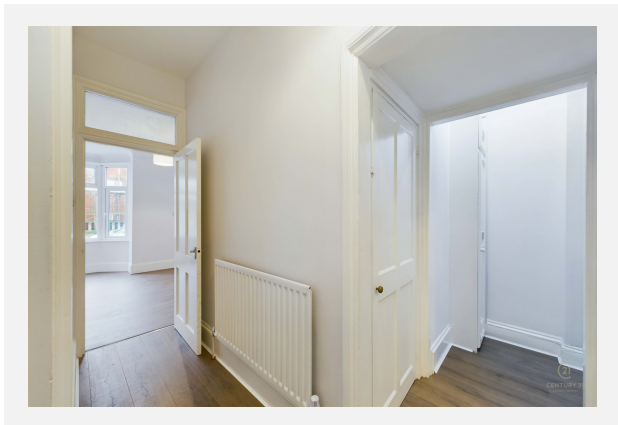
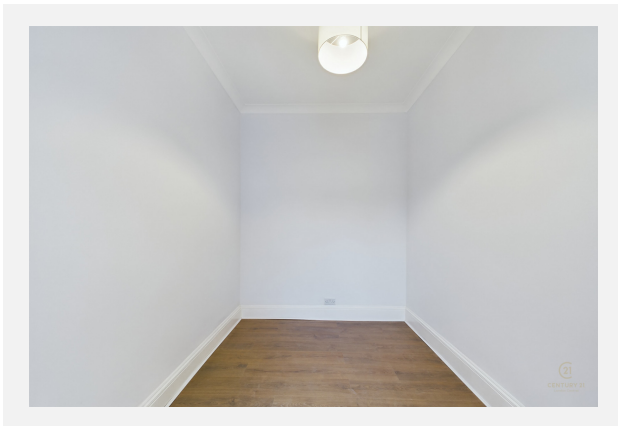
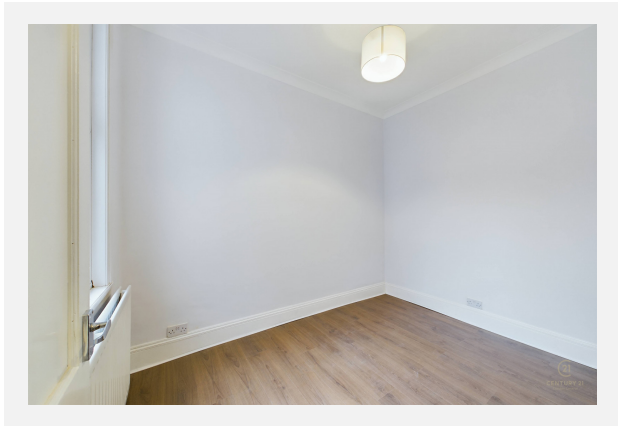
Satellite/Fibre TV Availability:



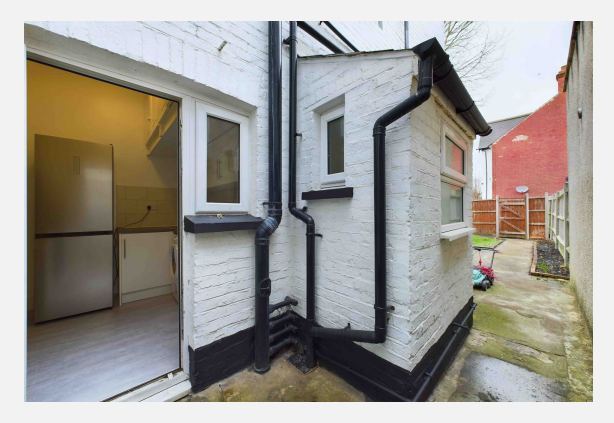
Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos

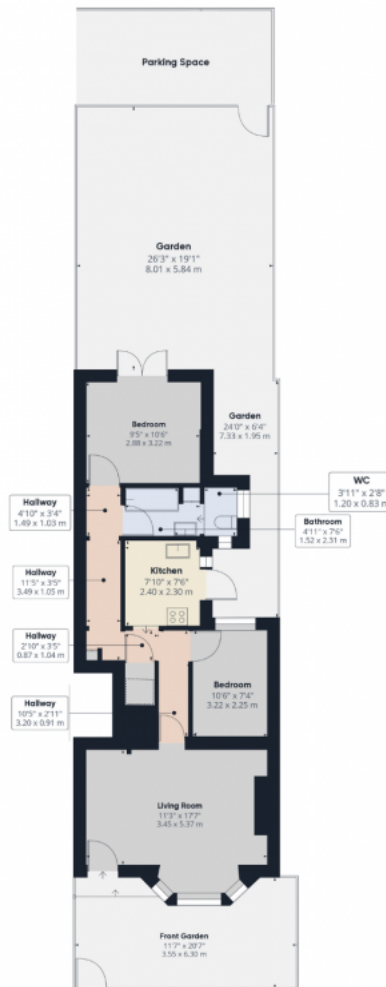


KINGSTON ROAD, LONDON, SW20

CENTURY 21
London Central

Kingston Road, Wimbledon Chase
London, SW20

APPROX. GROSS INTERNAL AREA
662.84 ft² / 61.57 m²



- Ground Floor -



APPROX. GROSS INTERNAL AREA
The footprint of the property
662.84 ft² / 61.57 m²



APPROX. NET INTERNAL AREA
Excludes walls and external features
628.29 ft² / 58.37 m²



APPROX. HEADROOM
AREA below 1.5m / 4.92ft
6.24 ft² / 0.58 m²



APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
Garden & Parking Space



This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness or each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

Property EPC - Certificate



Kingston Road, SW20

Energy rating

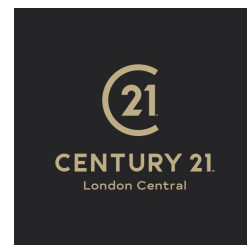
E

Valid until 23.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

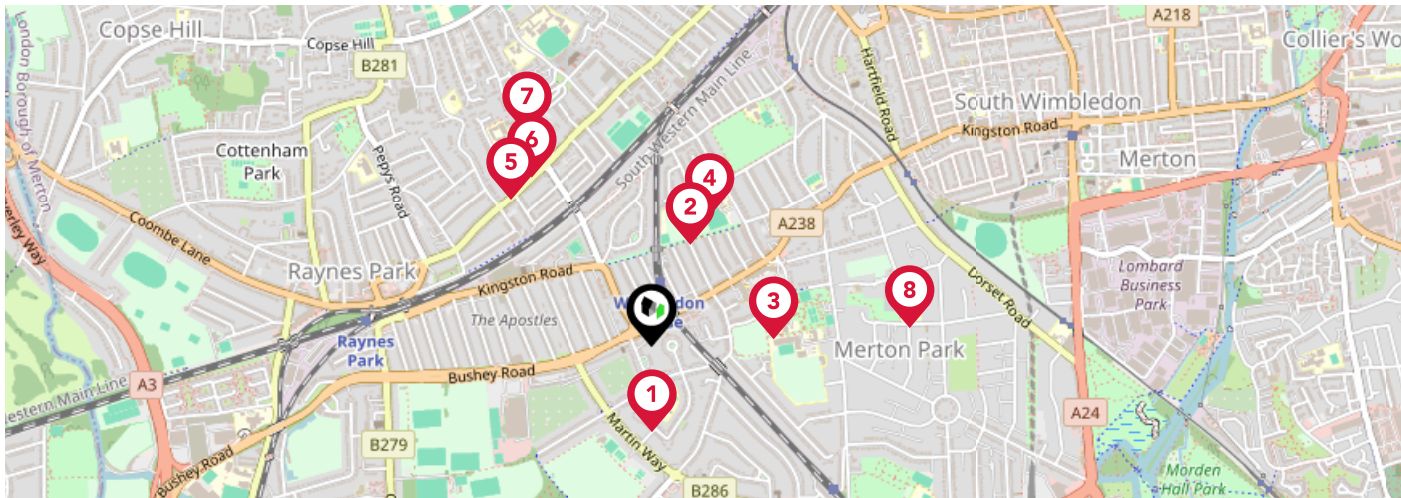
EPC - Additional Data



Additional EPC Data

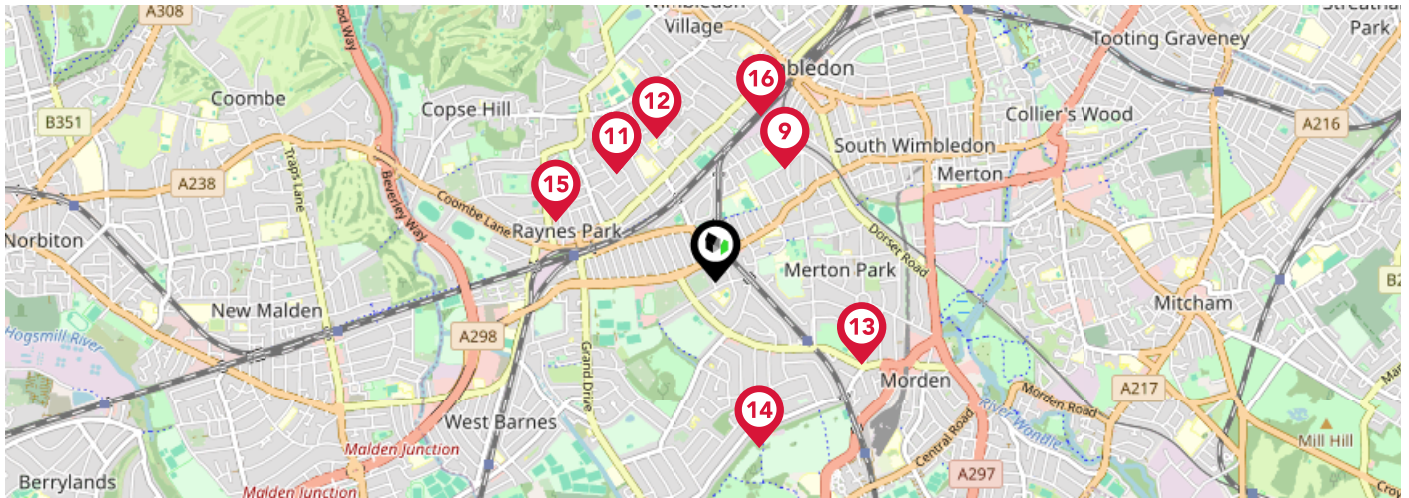
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

Area Schools



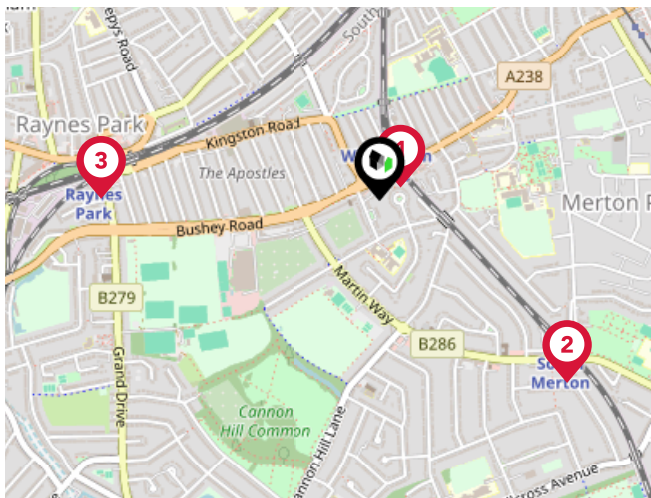
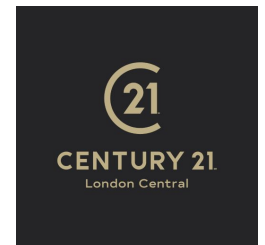
	Nursery	Primary	Secondary	College	Private
<p>1 Joseph Hood Primary School</p> <p>Ofsted Rating: Good Pupils: 397 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wimbledon Chase Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 708 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Rutlish School</p> <p>Ofsted Rating: Outstanding Pupils: 1349 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Wimbledon School of Art</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ursuline High School Wimbledon</p> <p>Ofsted Rating: Good Pupils: 1394 Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hall School Wimbledon</p> <p>Ofsted Rating: Good Pupils: 157 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ursuline Preparatory School</p> <p>Ofsted Rating: Not Rated Pupils: 225 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Merton Park Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 234 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



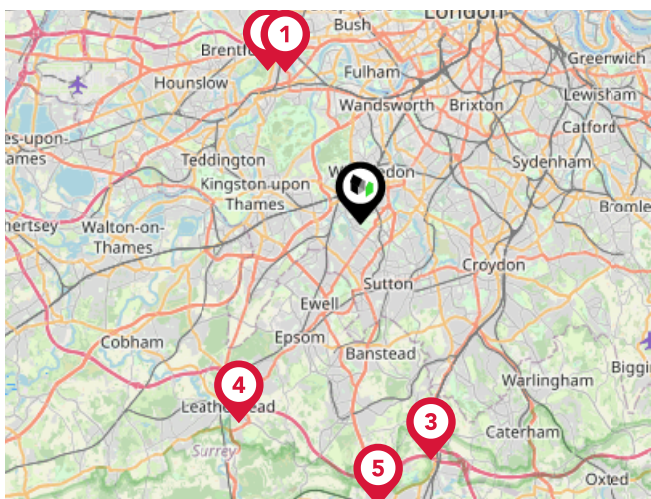
	Nursery	Primary	Secondary	College	Private
<p>9 Dundonald Primary School Ofsted Rating: Outstanding Pupils: 413 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Norwegian Kindergarten In London Ofsted Rating: Good Pupils: 19 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Norwegian School in London Ofsted Rating: Good Pupils: 58 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wimbledon College Ofsted Rating: Good Pupils: 1255 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Poplar Primary School Ofsted Rating: Good Pupils: 664 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hillcross Primary School Ofsted Rating: Good Pupils: 531 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hollymount School Ofsted Rating: Good Pupils: 458 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 TCES National Online School Ofsted Rating: Not Rated Pupils:0 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



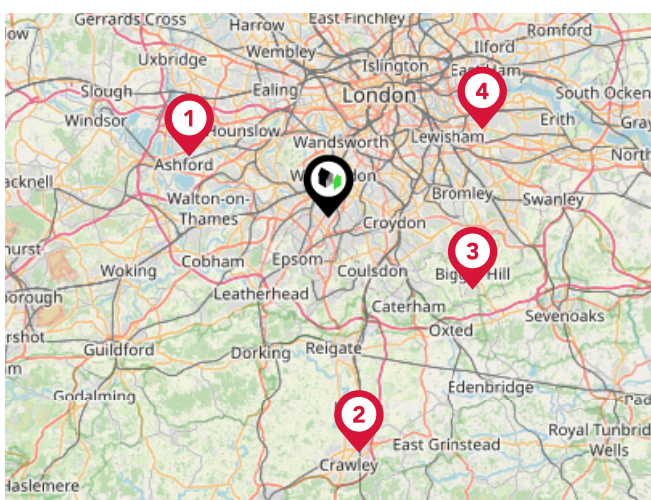
National Rail Stations

Pin	Name	Distance
1	Wimbledon Chase Rail Station	0.06 miles
2	South Merton Rail Station	0.61 miles
3	Raynes Park Rail Station	0.64 miles



Trunk Roads/Motorways

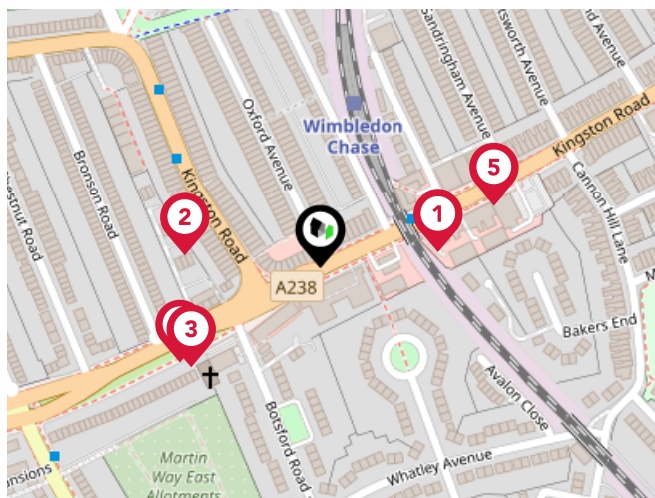
Pin	Name	Distance
1	M4 J1	6.29 miles
2	M4 J2	6.66 miles
3	M23 J7	9.11 miles
4	M25 J9	8.63 miles
5	M25 J8	10.44 miles



Airports/Helipads

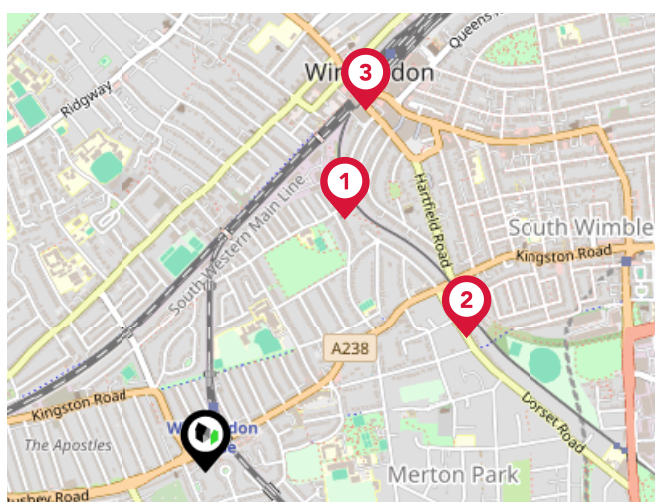
Pin	Name	Distance
1	London Heathrow Airport	11.2 miles
2	London Gatwick Airport	17.61 miles
3	Biggin Hill Airport	11.96 miles
4	London City Airport	13.16 miles

Area Transport (Local)



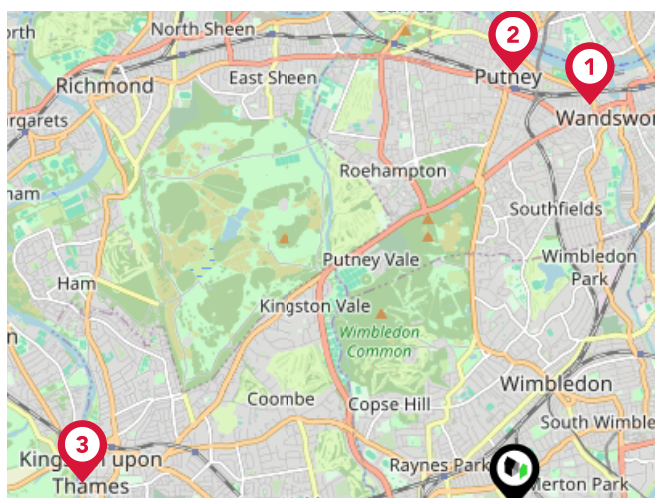
Bus Stops/Stations

Pin	Name	Distance
1	Wimbledon Chase Station	0.07 miles
2	Lower Downs Road	0.08 miles
3	Merton Park Baptist Church	0.09 miles
4	Merton Park Baptist Church	0.1 miles
5	Wimbledon Chase Station	0.11 miles



Local Connections

Pin	Name	Distance
1	Dundonald Road Tram Stop	0.67 miles
2	Merton Park Tram Stop	0.68 miles
3	Wimbledon Underground Station	0.92 miles



Ferry Terminals

Pin	Name	Distance
1	Wandsworth Riverside Quarter Pier	3.78 miles
2	Putney Pier	4.01 miles
3	Kingston Turks Pier	4.01 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Century21

85 Rochester Row Westminster London
SW1P 1LJ
020 7630 1099
roger.collings@century21uk.com
www.century21uk.com



Valuation Office
Agency

