



Kohat Road, Wimbledon SW19 8LD

Guide Price £369,950 Freehold

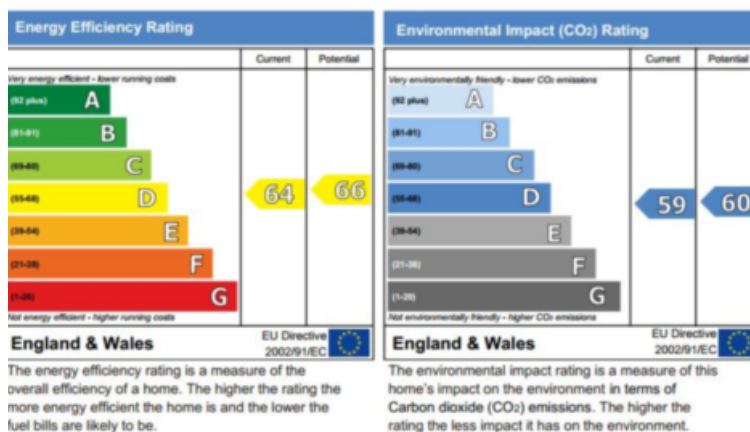
- EPC EER D
- One bedroom
- Private South facing rear garden

- Private entrance
- 0.1 miles from Thames link station
- Well presented



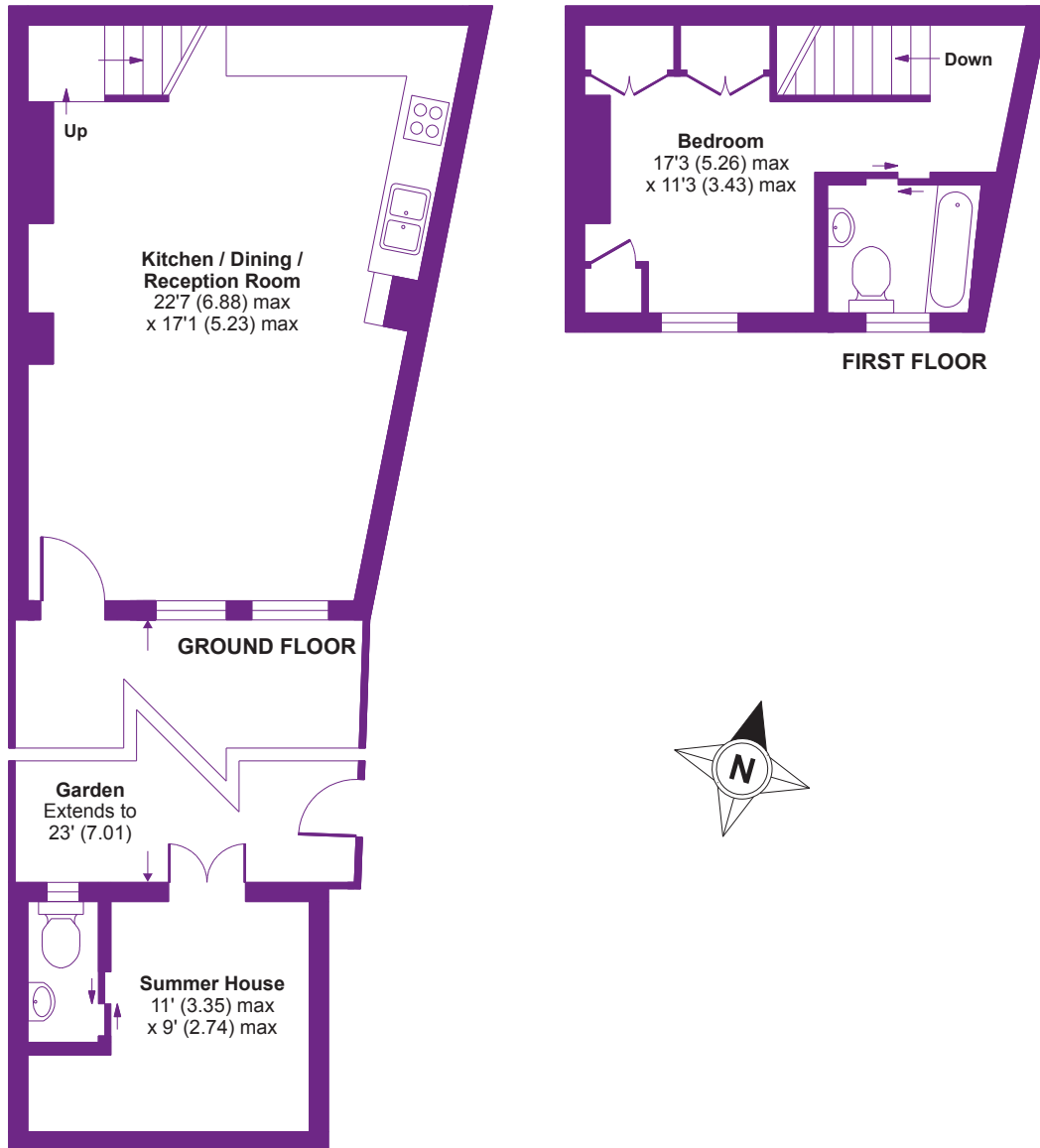
A well presented one double bedroom split level property located within this popular residential road 0.1 miles from the Haydon's Road Thames link station, 0.7 miles from Wimbledon Park District line tube and approximately 1 mile from Wimbledon town centre and BR station. This bright and airy property is offered to the market with no onward chain, has the unique quality of being freehold and benefits from a private South facing rear garden, a separate garden room with WC and with a private entrance we feel this property would make an excellent first time buy.

The accommodation comprises one double bedroom with fitted wardrobes, modern bathroom suite, a large 22' open plan living room with fitted kitchen and a garden room.



Kohat Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT 57.2 SQ METRES (INCLUDES SUMMER HOUSE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2014 Produced for Lauristons REF : 587343

Viewing is strictly through the owners Lauristons Wimbledon Sales Office 66-68 Wimbledon Hill, London SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electric goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of the property. If there are any important matters which are likely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Please note that room sizes are quoted in meters to the nearest tenth of a meter on a wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Wimbledon Office 66-68 Wimbledon Hill, London, SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com