



**KIMBLE ROAD, COLLIERS WOOD
LONDON SW19**

£2,200 Per Month



CHRISTOPHER ST. JAMES
Established 1976

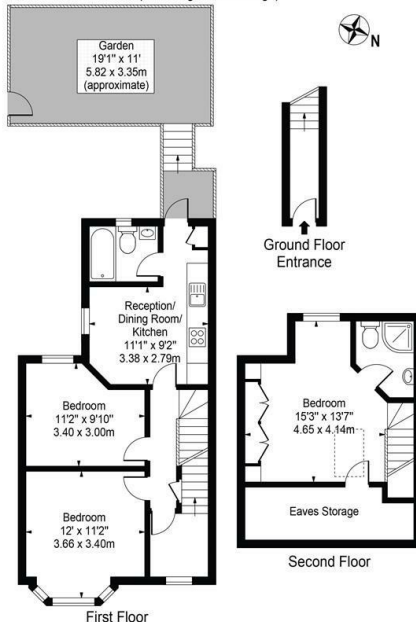
Residential / Commercial / Land & Development

020 8296 1270

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Kimble Road, SW19 2AU
 Approx. Total Internal Area 853 Sq Ft - 79.25 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 769 Sq Ft - 71.44 Sq M
 (Excluding Eaves Storage)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com
 This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

A first & second floor maisonette boasting three bedrooms, two bathrooms, open plan lounge kitchen and private garden.

Existing tenants are leaving and the property will be re decorated fresh ready for the new occupants to move in 16th January

Council Tax Band B

EPC Rating C

Location

Kimble Road is a quiet residential street just off Colliers Wood High Street, close to shops, cafes, supermarkets and green spaces such as Wandle Park. Colliers Wood Underground (Northern Line, Zone 3) is about a 6–8 minute walk, with Tooting Thameslink also reachable on foot for services into Wimbledon, Blackfriars and St Pancras. Bus routes on the High Street provide links to Wimbledon, Tooting and central London, while the nearby A24 offers straightforward road access towards Clapham, central London and the wider motorway network.

Viewings

Contact CSJ 020 8296 1270



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



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 London
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