



## A superb refurbished two bedroom apartment set within a prestigious development

**Kings View Court, 115B Ridgway, London, SW19**

Leasehold



**Chain free • Ground floor flat • Recently refurbished throughout • Two double bedrooms • Two bathrooms • Well located • Parking space**

#### **Local Information**

Kings View Court is very well located set back from the Ridgway at the top of the Downs. The Downs runs north to south from the Ridgway to Worple Road and is a well known residential street. The flat is approximately 950 metres from Wimbledon Village High Street with its popular collection of shops, restaurants and bars. Wimbledon Common is around 750 metres away and offers 1,200 acres approx. of open space, ideal for walking, riding, golf and cycling. Locally are a number of highly sought after schools with King's College School, The Ursuline Prep and The Hall School, all within 500 metres. Wimbledon Town Centre and Raynes Park station are both easily accessible and within 1700 metres.

Source of distances Google Pedometer  
Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)  
All measurements are approximate

#### **About this property**

This beautifully presented well proportioned two bedroom ground floor apartment is decorated in fresh neutral tones. The flat opens into a deep hallway with attractive wooden flooring which extends across the reception room, kitchen and into the bedrooms.

A generous reception room is located to the rear and benefits from a tremendous amount of natural light. The stunning contemporary kitchen is conveniently located off the reception space and offers an excellent range of white lacquered fitted units and cupboards with fully integrated appliances. A wonderful principal suite is located to the front with well designed fitted wardrobes and a stylish en suite marble finished shower room. There is a further double bedroom and a large guest bathroom with a contemporary square freestanding bath tub.

The property also benefits from an allocated parking space and is chain free.

**Tenure**  
Leasehold

**Local Authority**  
Merton

**Energy Performance**  
EPC Rating = C

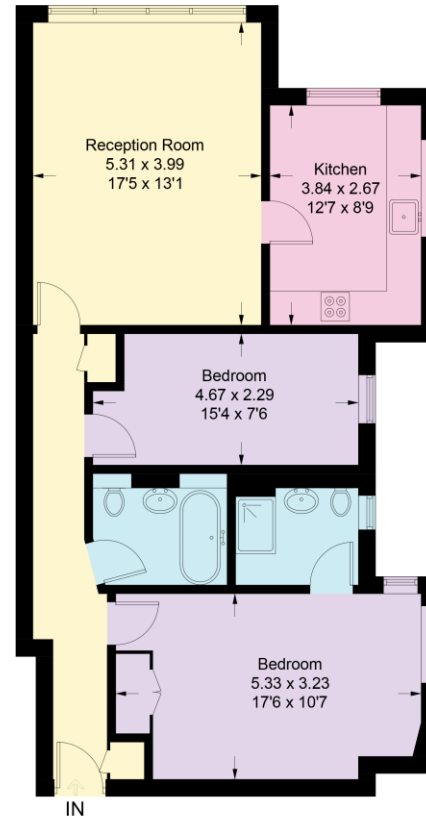
**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.  
Telephone: +44 (0) 20 8971 8111.






**Kings View Court, SW19**

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID725952)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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 are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210127PYTN

