



Kennington / Oval Lettings, 12 Clapham Road, London SW9 0JG
T 020 7820 4141 E ovallet@ludlowthompson.com W www.ludlowthompson.com

KIPLING DRIVE SOUTH WIMBLEDON



LET

REF: 452859

2 Bed, Terraced House, Private Garden, 1 Garage Parking Space

Two double bedrooms - Garage and parking - Ideal for couple/first time buyer - Modern freehold house - Private rear garden - Close to the Northern Line station

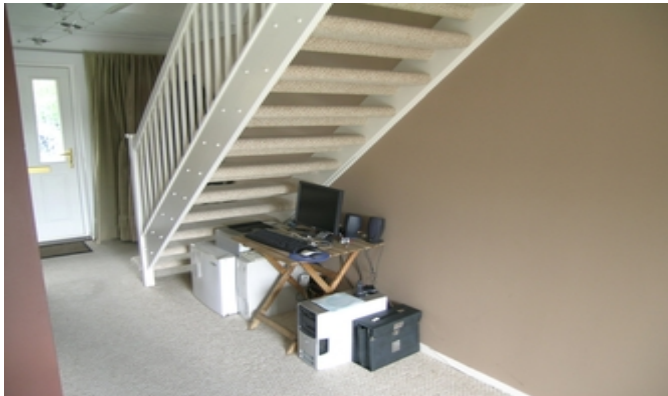
An immaculately presented modern two bedroom terraced freehold house located in the popular Mead Park development; very close to the Virgin Active fitness centre and a short walk from the Northern line tube. The property boasts a good sized reception room with fitted carpets and french doors leading to a private westerly aspect rear garden, two double bedrooms and a modern kitchen and bathroom. Additionally the house has a garage, extra parking and is fully double glazed throughout. To view th... [continued below](#)

Train/Tube - Tooting Broadway, Tooting Bec, South Wimbledon, Colliers Wood, Haydons Road

Tenure - Freehold



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Entrance Hall



Reception Room



Kitchen



Bedroom One



Bedroom Two



Bathroom



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Bedroom Two



Garage and parking



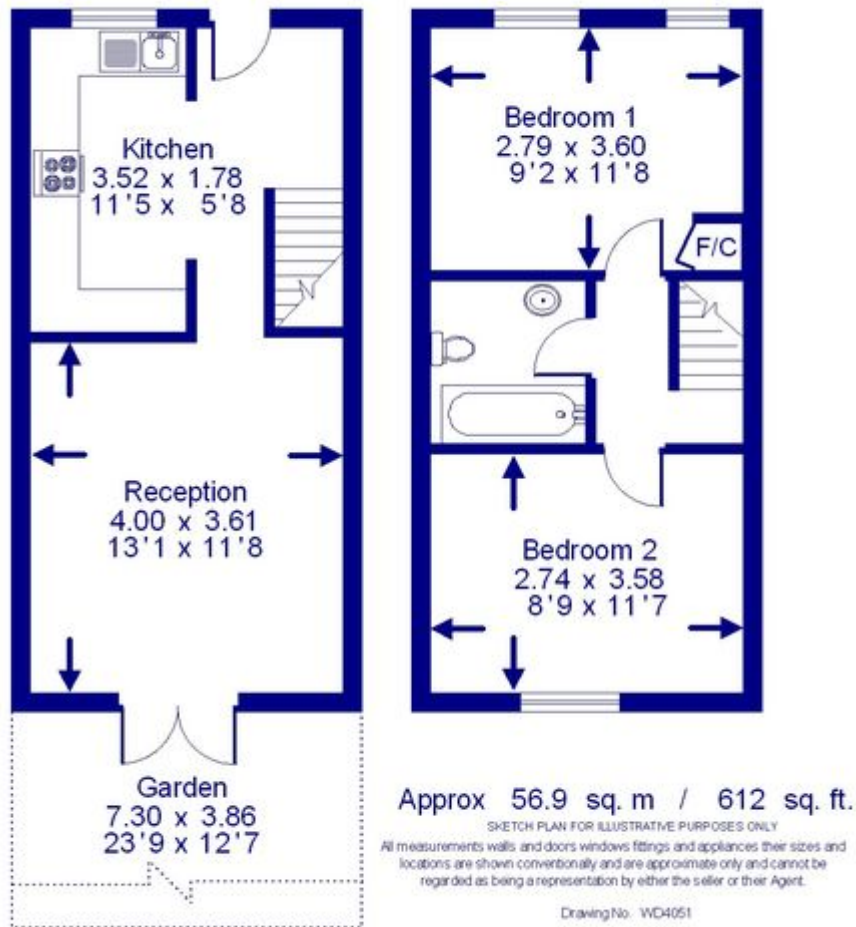
Reception Room



Bedroom One Storage



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Entrance Hall

Fitted carpet, neutral decor, meter cupboard, under stairs storage/study area.

Reception Room - 3.61m x 4.0m (11' 10" x 13' 1")

spacious reception with neutral decor and one feature wall. Fitted carpets, electric heater, multiple power points, double glazed doors leading to private garden garden. Space for dining table and chairs.

Kitchen - 1.80m x 3.52m (5' 10" x 11' 6")

Range of matching base and eye level units, ceramic tile splashbacks, stainless steel sink and drainer unit, four ring halogen hob with stainless steel electric oven below and extractor hood over, space and points for electric appliances, integrated dishwasher, double glazed front aspect window, neutral decor and tiled floor. Alarm system also installed.

Bedroom One - 2.74m x 3.58m (8' 11" x 11' 8")

Rear facing double glazed window, neutral decor, fitted carpet, electric heater, multiple fitted wardrobes and storage.

Bedroom Two - 2.79m x 3.60m (9' 1" x 11' 9")

Two front aspect double glazed windows, two tone walls a mix of chocolate and cappucino, fitted carpet, airing cupboard housing immersion tank with shelved storage space and electric heater.

Bathroom - 1.69m x 1.88m (5' 6" x 6' 2")

Matching white threepiece bathroom suite with enclosed bath, mixer taps and electric shower, pedestal wash basin and low flush W.C. Extractor fan and heated towel rail. Mostly tiled walls with neutral decor and tiled floor.

Bedroom Two - 2.79m x 3.60m (9' 1" x 11' 9")

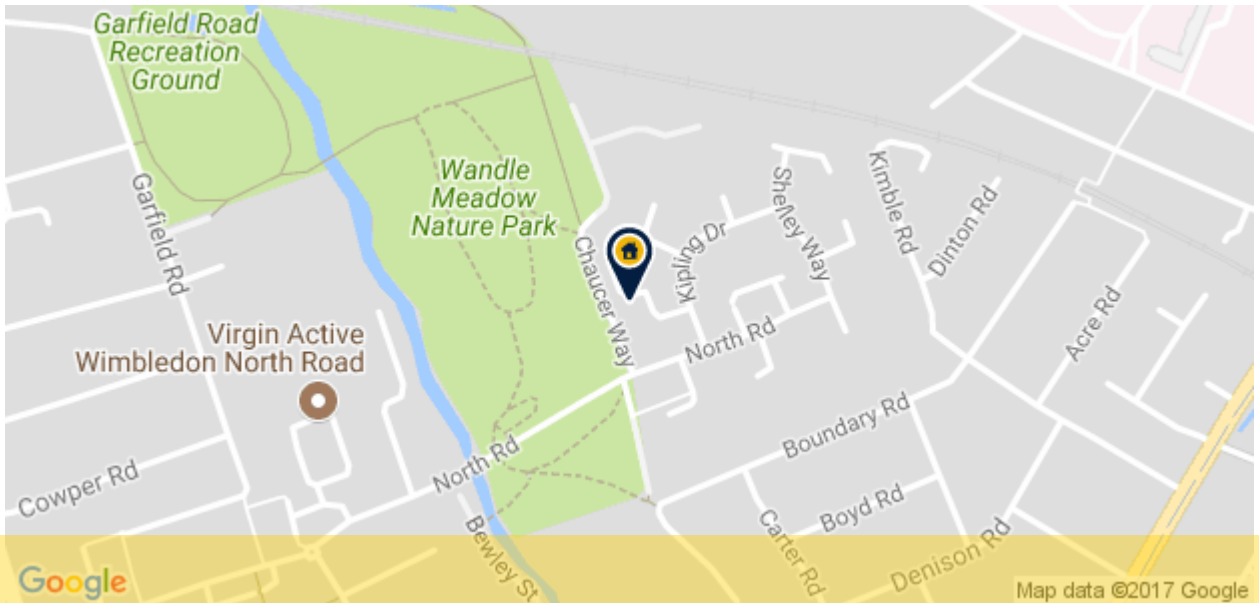
Two front aspect double glazed windows, two tone walls a mix of chocolate and cappucino, fitted carpet, airing cupboard housing immersion tank with shelved storage space and electric heater.

Garage and parking

Spacious garage ideal for car or for an extra storage area. Space to park for residents and guests.



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CALL 020 7820 4141

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Lettings Office quoting 452859

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.