



KINGSTON ROAD, SW20  
**£2,500 PER MONTH**

**Winkworth**



## KINGSTON ROAD, SW20

Experience Luxury Living in Wimbledon: A Collection of High-Spec, Carbon Net-Zero Homes, Expertly Crafted for Efficiency and Elegance, Ready for You to Move In. Available now. Please note no parking is available.

Aura House offers a distinguished opportunity for tenants seeking a modern, sustainable, and luxurious living experience. Comprising nine uniquely crafted apartments, this exceptional development has been meticulously designed by Bayith, a renowned developer celebrated for creating spacious, cost-efficient homes with a strong commitment to environmental sustainability.

Each apartment features an air-source heat pump and solar panels, ensuring exceptional energy efficiency and a significant reduction in carbon emissions. The homes are built to the highest standards, incorporating wet underfloor heating and triple-glazed acoustic windows, which together foster a serene, comfortable, and environmentally responsible living environment.

Completed earlier this year, Aura House is now ready for immediate occupancy. Its prime location offers excellent transport links to London Blackfriars and St. Pancras International, providing both convenience and sophistication for those seeking easy access to the city.

We invite you to arrange a viewing of this exceptional rental property at your earliest convenience. Don't miss the opportunity to secure this extraordinary home in a truly enviable location.

Holding Fee: £576.92 (1 week's rent) Deposit: £2,884.61 (5 weeks' rent), based on a marketing rent of £2,500 per month. If a higher rent is agreed, the deposit will be adjusted accordingly.

EPC B Council Tax Band TBC



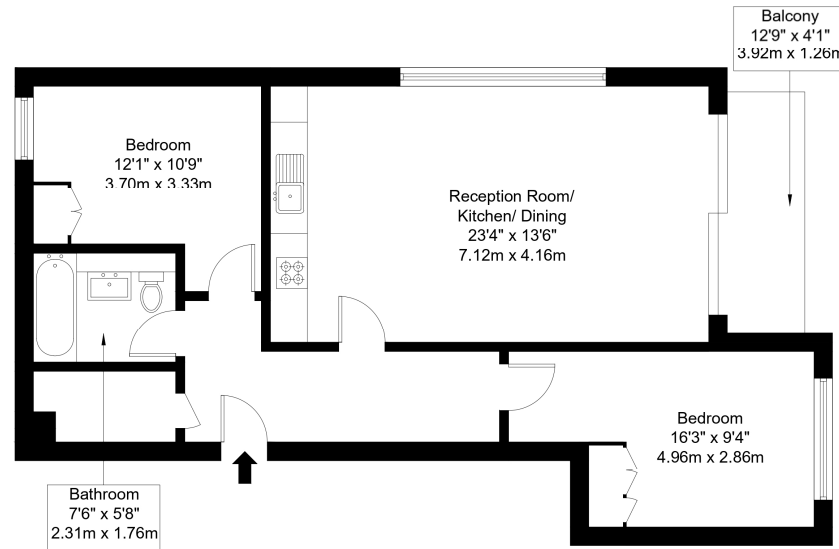


# Kingston Road, SW20 8LX

Approx Gross Internal Area = 70.92 sq m / 763 sq ft

Balcony = 4.94 sq m / 53 sq ft

Total = 75.86 sq m / 816 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wimbledon | 02037614040 | [wimbledon@winkworth.co.uk](mailto:wimbledon@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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