

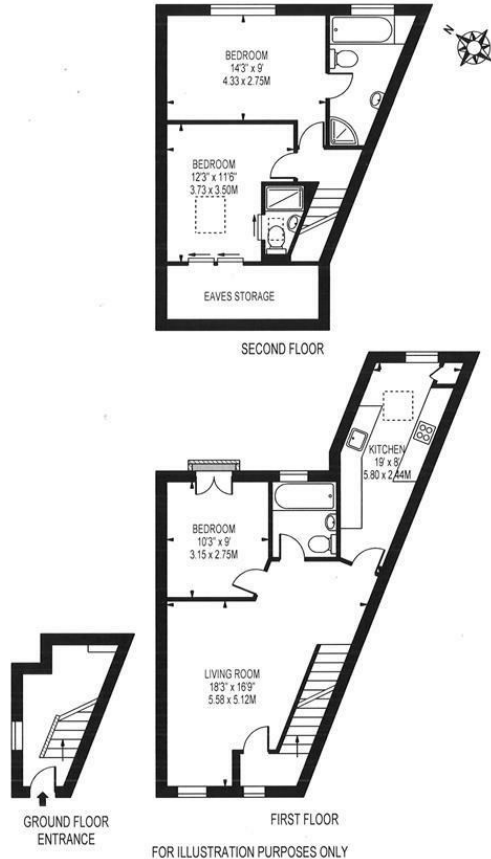
## Haydons Road Wimbledon, SW19 8TX

**£499,950 Leasehold - Share of Freehold**



Offered with no onward chain, a beautifully presented three bedroom, three bathroom split-level maisonette (in excess of 1100 sq ft), close to multiple transport links and excellent schools. The property has been newly converted and refurbished to a high specification with a private entrance. Configured over two floors, boasting a through reception room with wooden flooring, separate modern kitchen, family bathroom and bedroom with juliet balcony. In the newly converted loft are two double bedrooms, both with ensuite bathrooms. With the property being a stone's throw away from Haydons Road Thameslink and walking distance to both Wimbledon Mainline and Northern Line stations, this a perfect opportunity for both first time buyers and investors alike.

**HAYDONS ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1108 SQ FT - 102.94 SQ M  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 72 SQ FT - 6.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Split-Level Maisonette
- Three Bedrooms
- Three Bathrooms
- In Excess of 1100 sq ft
- Recently Modernised and Converted
- New Lease - TBC
- Service Charges and Ground Rent - TBC
- No Onward Chain
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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