

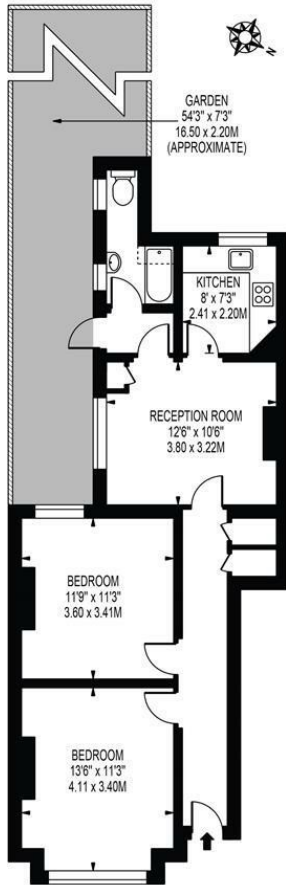
## Havelock Road Wimbledon, SW19 8HD

**£435,000 Leasehold**



A well presented two bedroom, ground floor, purpose built Edwardian maisonette located in a sought after quiet tree lined road within easy reach of tube, mainline and Thameslink stations, as well as outstanding local schools. This lovely flat is bright and airy, with two bedrooms, separate lounge as well as a spacious kitchen and bathroom with direct access to a South-West facing private garden making this an ideal purchase for a first time buyer. Flats of this quality are rare in this location so a viewing early is recommended to avoid disappointment. A new Lease will be issued upon completion.

**HAVELOCK ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 651 SQ FT - 60.44 SQ M



GROUND FLOOR  
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.



- Ground Floor Purpose Built Maisonette
- Two Bedrooms
- South-West Facing Private Garden
- NO ONWARD CHAIN
- Excellent Transport Links
- Leasehold - New Lease to be issued upon completion
- Service Charge : TBC Ground Rent: TBC
- Buildings Insurance: 50/50 split
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78

EU Directive 2002/91/EC

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