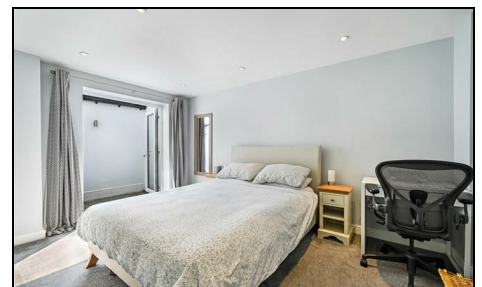


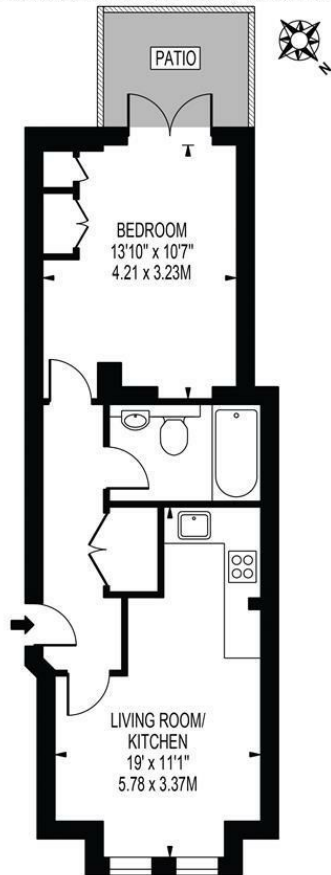
## Haydons Road Wimbledon, SW19 1HQ

**£325,000 Leasehold**



A bright and modern one double bedroom ground floor flat with private patio garden superbly presented throughout and close to excellent transport links in Wimbledon. With an inviting open plan kitchen/living room with integrated appliances and wood flooring, the flat also boasts a good-sized double bedroom with its own private courtyard to the rear and a three piece, fully tiled bathroom suite. Located only a short walk away from Haydons Road Thameslink, South Wimbledon Northern Line and Wimbledon Mainline and Town Centre, this property is the definition of a "turn-key" flat ideal for a first time buyer or "buy to let" investment. Early viewings are highly recommended to avoid disappointment.

**HAYDONS ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 422 SQ FT - 39.18 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.



- Bright & Well Presented Victorian Conversion Flat
- Modern Finish Throughout
- One Double Bedroom
- Close Proximity To Multiple Transport Links
- Private Courtyard Patio
- Leasehold - 244 Years Remaining
- Service Charge - £600.00 per annum
- Ground Rent - £340.00 per annum
- 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 | 69                      | 69        |
| (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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