

Haydons Road Wimbledon, SW19 8TR

£525,000 Leasehold - Share of Freehold

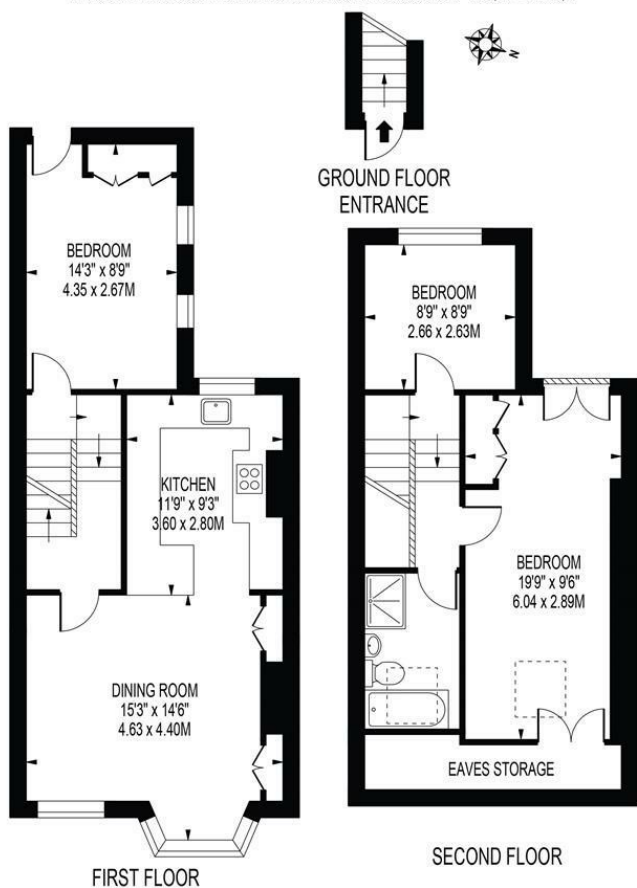


A beautifully presented three bedroom split level Victorian conversion flat, offered to the market with share of freehold and in excess of 900 sq ft. Occupying the top two floors of an end of terrace Victorian property, this spacious flat benefits from a double bedroom, a large reception room with 'shaker style' kitchen and breakfast bar, with restored stripped flooring and fireplace on the first floor. Upstairs comprises a further bedroom, modern family bathroom and principal bedroom with Juliet balcony and copious eaves storage. Located only moments from Haydons Road Thameslink and walking distance to both Wimbledon Mainline and Northern Line, surrounded by the numerous parks, amenities and shops that Haydons Road has to offer.

HAYDONS ROAD

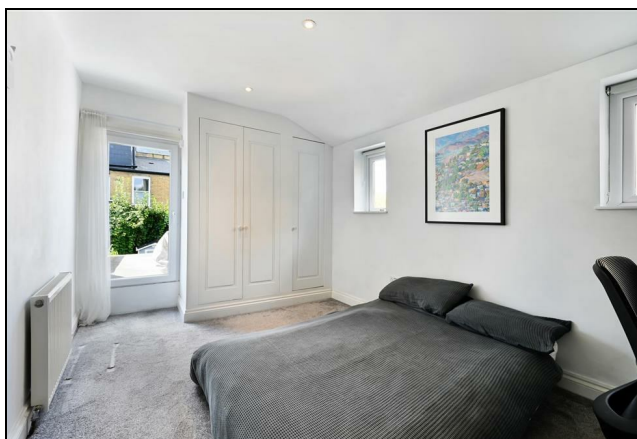
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 956 SQ FT - 88.82 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 70 SQ FT - 6.50 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 Victorian Conversion Flat
- Three Bedrooms
- In Excess of 900 sq ft
- Excellent Condition
- Bright Open-Plan Kitchen/Living Area
- Close to Various Transport Links and Parks
- Share of Freehold - Underlying Lease of 117 Years
- Service Charges - Ad/Hoc, Ground Rent - £0.00
- 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		71	77
(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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