

Hardy Road Wimbledon, SW19 1JA

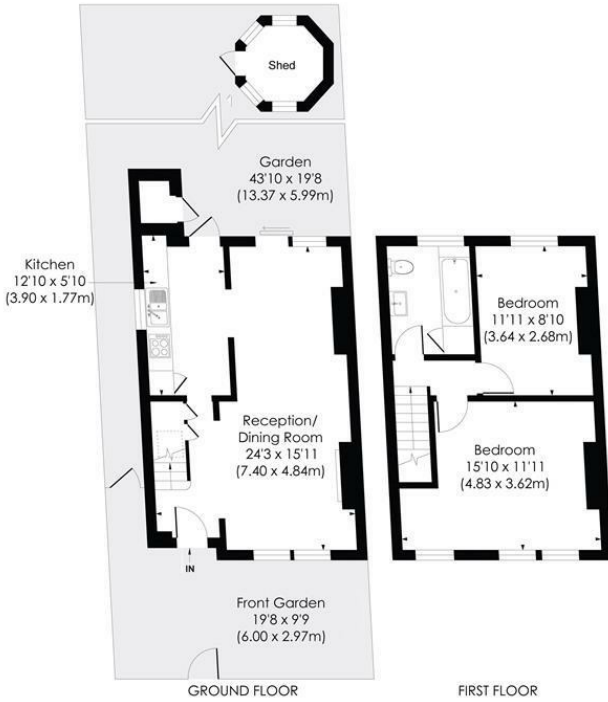
£850,000 Freehold



A wonderful end of terrace Victorian house with a larger than average West facing rear garden located in an enviable position within "The Battles" area of Wimbledon. Boasting excellent transport links close by and the green open spaces at Haydons Road Recreation Grounds, this house could also be extended to the loft and on the ground floor (STPP). Offered with No Onward Chain view early to avoid disappointment.

HARDY ROAD, SW19

Approx. Gross Internal Floor Area
784 Sq. ft/72.89 Sq. m



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Victorian End Of Terrace House
- Battles Location
- Larger Than Average West Facing Rear Garden
- Period Features
- Superb Scope to Extend (STPP)
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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