

Haydons Road Wimbledon, SW19 8TR

£550,000 Leasehold - Share of Freehold



In excellent condition is this superb two double bedroom Victorian ground floor garden flat with share of freehold ownership and located in the Haydons area of Wimbledon, close to excellent transport links, sought after local schools and fantastic amenities.

Comprising a spacious front bedroom, a modern family bathroom and a second bedroom leading through to a beautifully extended, open-plan kitchen/diner with modern appliances and vast amounts of natural light. Doors open out onto a sunny south-west facing 48ft private garden with both a patio and decking area.

Positioned halfway down Haydons Road, a few minutes walk to Haydons Road Thameslink and within close proximity to both the Northern Line Tube and Wimbledon Town Centre and Mainline Train Station, this is the perfect opportunity for a first time buyer looking for a period flat with both share of freehold, no set service charges/ground rent and a private garden.

HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 628 SQ FT - 58.31 SQ M

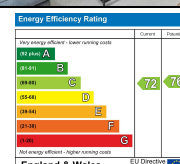
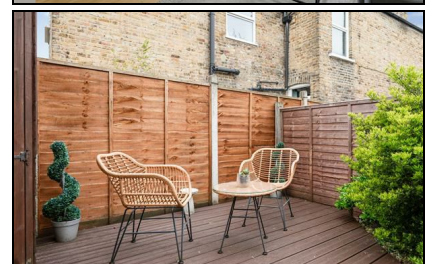


GROUND FLOOR

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 Victorian Conversion Flat
- Two Double Bedrooms
- Private South-West Garden with Patio & Decking
- Open-Plan Kitchen/Diner
- Walking Distance To Multiple Transport Links
- Close to Wimbledon Town Centre
- Share of Freehold - 979 Years Remaining on Lease
- No Set Service Charges (Ad-Hoc) & No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - C



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