

# 56 Havelock Road Wimbledon, SW19 8HD

## Offers In Excess Of £965,000 Freehold

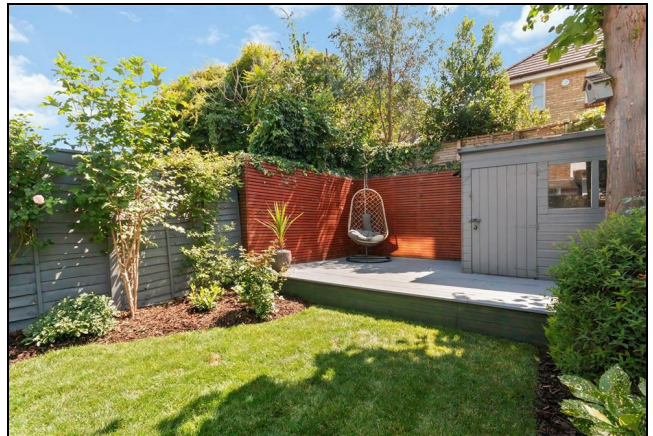
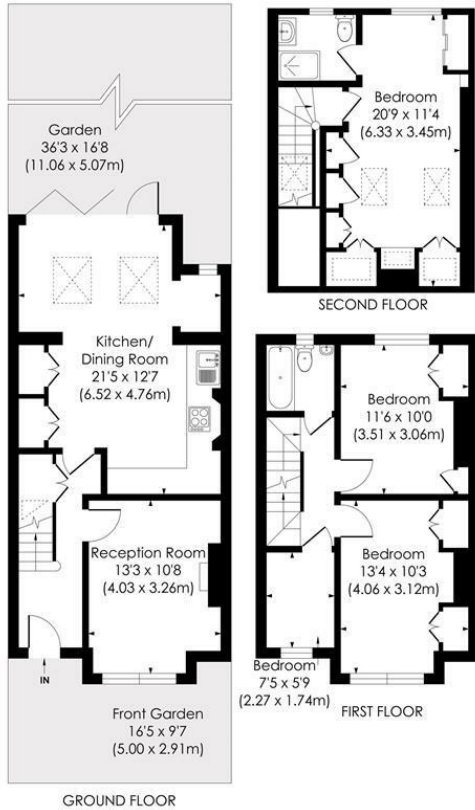


### VIEWINGS COMMENCE FROM SATURDAY 26th JULY

Nestled on the charming Havelock Road in the "Poets" area of Wimbledon, this impressive Victorian house, built circa 1910, offers a delightful blend of classic architecture and modern living. Spanning an inviting 1251 square feet, the property boasts a fully extended ground floor that features an open-plan kitchen and dining area, perfect for entertaining family and friends with bi-fold doors leading out to a landscaped South-West aspect rear garden. The separate lounge provides a cosy retreat, while the utility space adds practicality to daily life. This home comprises three generously sized double bedrooms (the principal bedroom includes an ensuite bathroom) with a versatile fourth bedroom that can easily serve as a study, catering to the needs of a modern lifestyle. Having been tastefully refurbished throughout, the property is in excellent condition - early viewing is highly recommended to avoid disappointment!

**HAVELOCK ROAD, SW19**

Approx. Gross Internal Floor Area  
**1251 Sq. ft/116.24 Sq. m (Incl. RHH)**  
**1154 Sq. ft/107.24 Sq. m (Excl. RHH)**



**pixangle**  
PROPERTY MARKETING

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.

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- Beautifully Refurbished Victorian Family Home
- Four Bedrooms (Principal Bedroom With En Suite)
- Family Bathroom
- Open Plan Kitchen/Dining Room and Utility
- Separate Front Reception Room
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- EPC Rating C
- Council Tax Band E

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		EU Directive 2002/91/EC	

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