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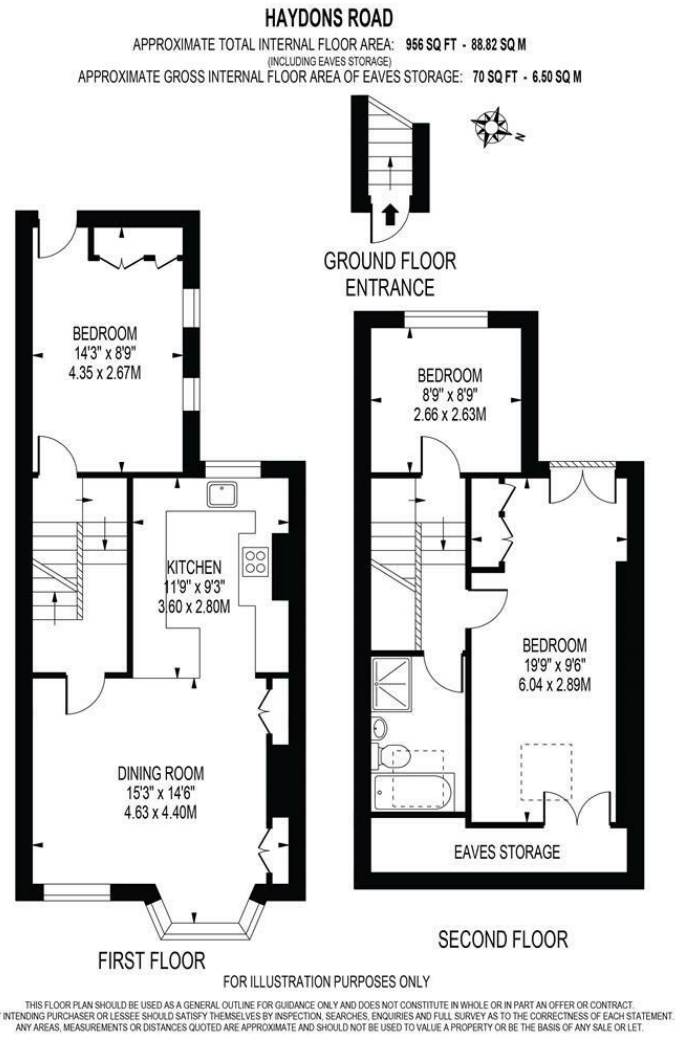
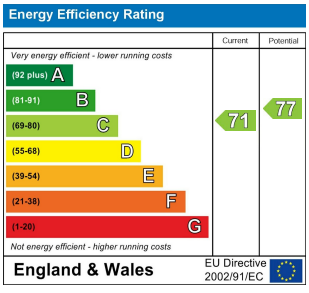
# Haydons Road
# Wimbledon, SW19 8TR

## £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.**



- 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




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**

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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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