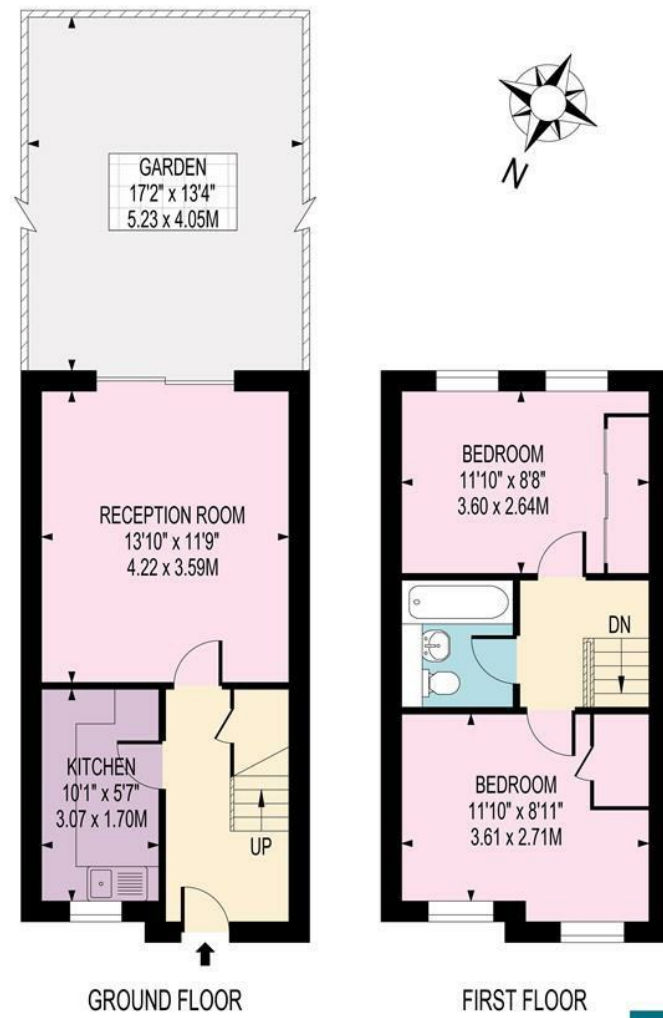


# HENFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
582 SQ FT- 54.10 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Henfield Road, Wimbledon, SW19 3HH

£725,000 Freehold



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for Sale

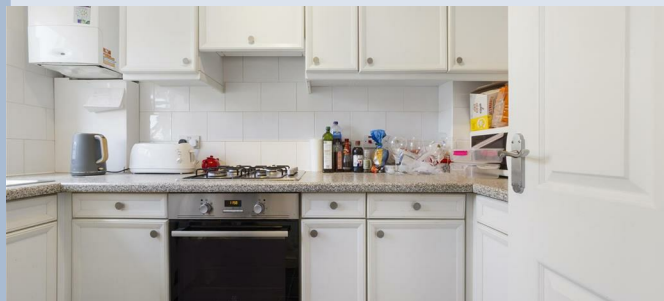
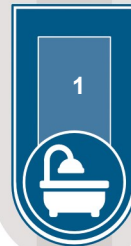
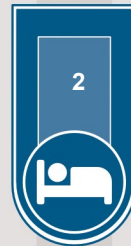
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THE LOCATION

The property is situated close to Dundonald Park and several excellent schools, whilst Wilton Tennis club is just around the corner! Wimbledon Town centre with a wide variety of shops and restaurants is also nearby. Transport links include Wimbledon and Wimbledon Chase mainline stations, Wimbledon and South Wimbledon tube stations and the tram link at Dundonald Road.



THE PROPERTY

The property is greeted by off street parking to the front of the property. The ground floor comprises of a separate kitchen and a living/dining room to the rear of the property with doors leading directly out to private garden. The first floor has two double bedrooms and a family bathroom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		72	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	