



**HOME + CASTLE**  
ESTATE AGENTS

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## Haydon Park Road, London, SW19 8JQ

Leasehold | Flat | 2 Bedrooms

Home & Castle are pleased to bring to market this 2 bedroom ground floor flat that requires updating. There is double glazing, gas central heating, garden to the front and a small section of garden to the rear. Also comes with garage en bloc and has a long lease.

In a highly sought after residential area, on a tree lined road, this flat is within minutes of Wimbledon town centre with its vast array of shops, fine eateries and local amenities. There are several excellent schools to choose from close by, and for transport links, Haydon Road Station Thames Link service and Wimbledon Park Station are both within walking distance.

**FOR SALE**  
**LEASEHOLD**  
**£450,000**

### **Approach**

Take side path to front door. Bin cupboard adjacent to front door with utility meters. Continue to the back of the property to the small private garden and garage en bloc.

### **Hallway 13'4" x 7'3" (4.06m x 2.21m)**

Front door leads directly in to inner hallway with freshly painted walls. Radiator, pendant light fitting, power points. wall mounted heating thermostat, carpet, fitted smoke alarm. Within the hallway there are three full height built in storage cupboards which make ideal storage. Doors to all rooms,

### **Front Garden**

Front garden belongs to this property and is mainly paved. Flower beds with rose bushes and other plants.

### **Lounge 14'x11'2" (4.27mx3.40m)**

A spacious lounge with double glazed windows to the front aspect. Tiled fire surround, radiator, carpet. power points and pendant light fittings.

### **Kitchen 11'6" x 6'2" (3.51m x 1.88m)**

In need of updating. there is a range of base, wall and drawer units with fitted work surfaces. Space and power point for electric cooker. Space for fridge freezer and plumbing for washing machine. Single stainless steel sink with double drainer. Wall mounted combi boiler. Power points and fluorescent light. Opaque double glazed window to side aspect.

### **Bedroom 1 14'2" x 10'6" (4.32m x 3.20m)**

Double glazed window to the rear aspect, radiator, carpet, pendant light and power points.

### **Bedroom 2 12'x6'3" (3.66mx1.91m)**

Double glazed window to the rear aspect, radiator, pendant light fitting and power points, built in wardrobes, carpet.

### **Shower Room 7'2" x 6'9" (2.18m x 2.06m)**

Modern corner shower unit with Aqualisa electric shower and chrome shower fittings. wash basin set into vanity unit, WC, radiator and chrome ladder style radiator. Fully tiled walls and flooring. Opaque double glazed window., fitted light and towel rail.

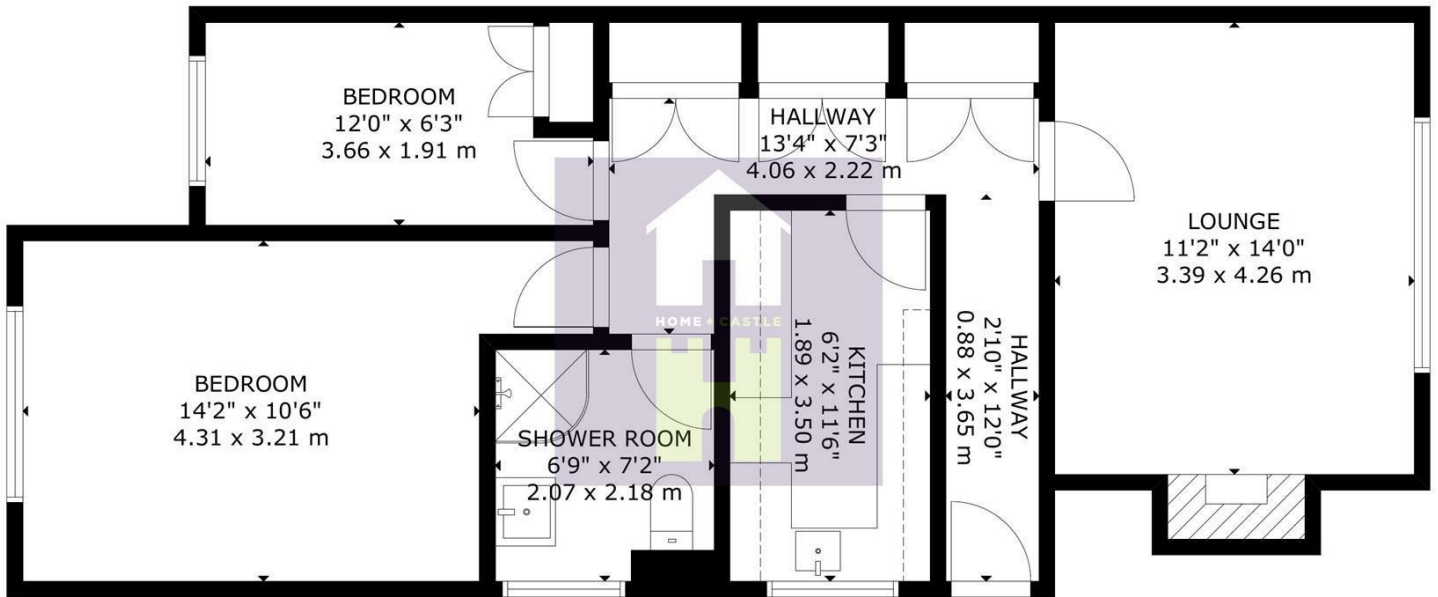
### **Rear Garden**

Directly at the back of the property there is a small private area belonging to the property which has a flower bed with shrubs and a small pathway.

### **Garage en Bloc**

The garage is located at the rear of the property via the driveway to the side of the building. The garage forms part of a block and has an up and over door.

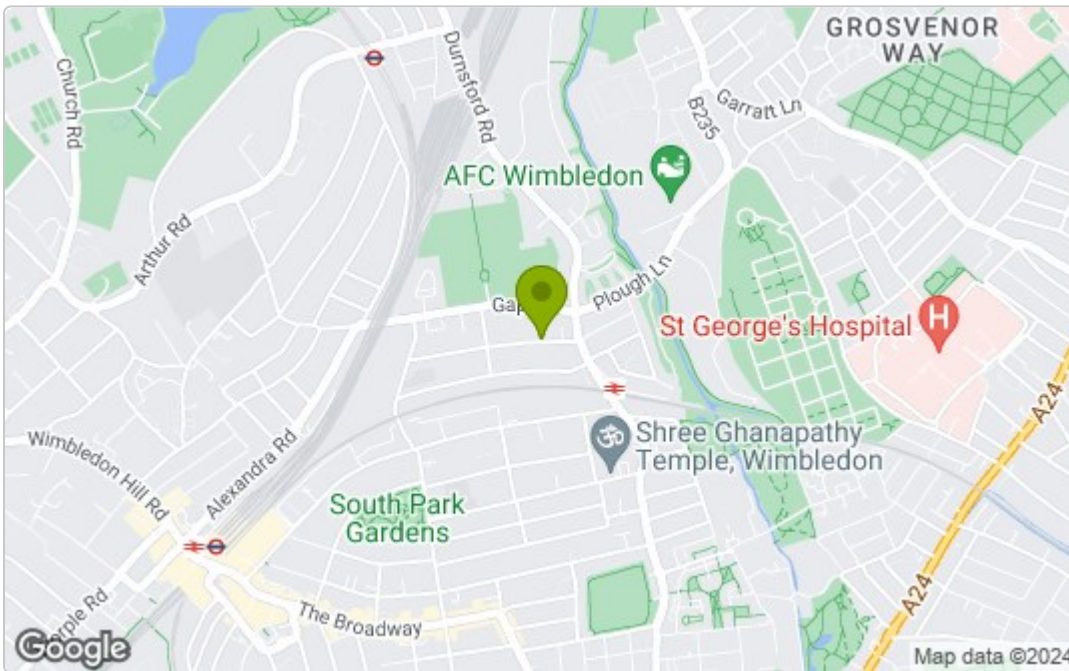
# Floor Plan



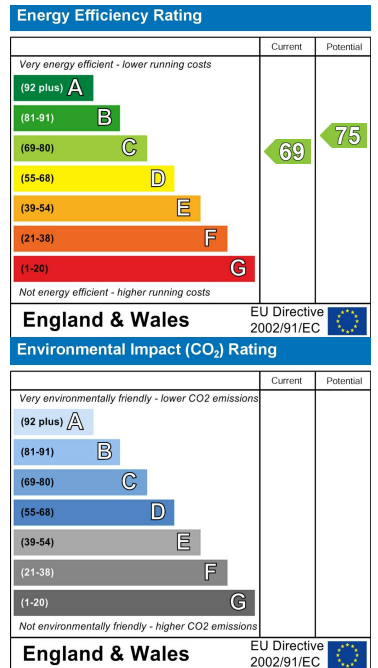
GROSS INTERNAL AREA  
 TOTAL: 63 m<sup>2</sup>/677 sq.ft  
 FLOOR 1: 63 m<sup>2</sup>/677 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph



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