

## Haygarth Place, Wimbledon Village SW19 5BX



### Guide Price £1,335,000 Leasehold

An impressive two-storey townhouse perfectly positioned in the heart of Wimbledon Village, nestled within a charming and peaceful private close. Recently refurbished, this elegant home features a bright and spacious reception/dining room with direct access to a delightful courtyard garden. The raised ground floor also offers a newly fitted kitchen and a guest cloakroom. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, plus a stylish family bathroom. Additional benefits include a generous loft space, ample storage, and two secure underground parking spaces. Offered with no onward chain. Council tax band F (Merton).

020 8971 6780

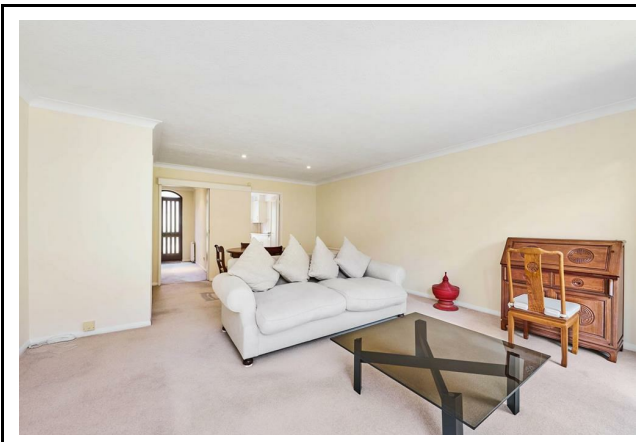
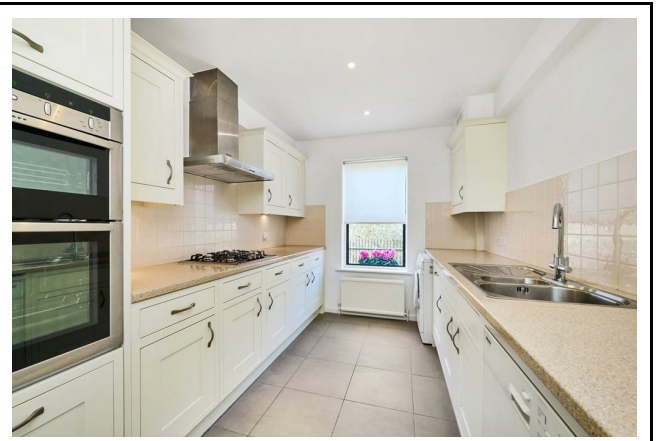
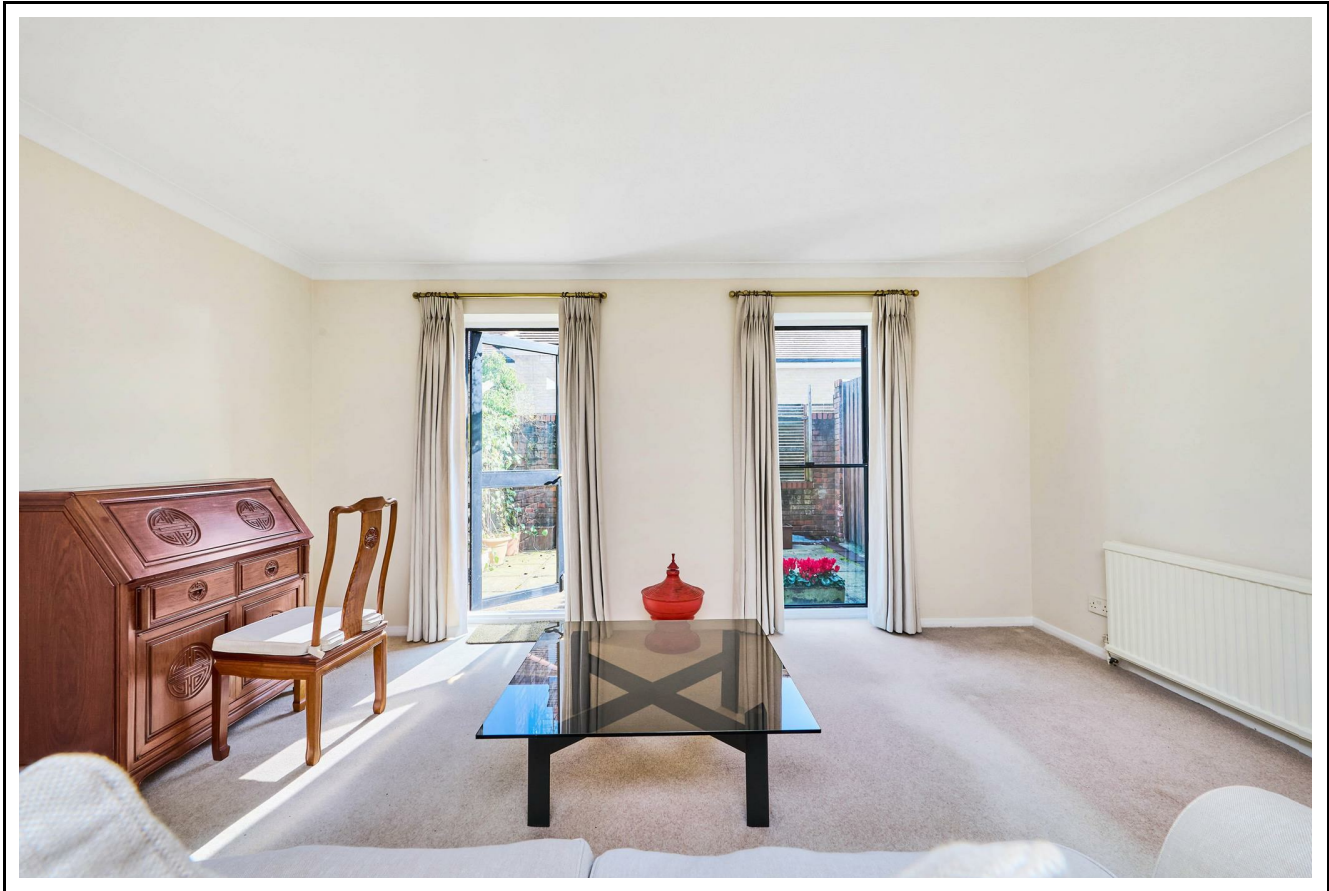
24 High Street, Wimbledon Village, SW19 5DX

- Recently refurbished two storey townhouse
- Located in private close
- Three bedrooms
- Two newly fitted bath/shower rooms (one en-suite)
- Bright reception/dining room
- Newly fitted kitchen
- Guest cloakroom
- Courtyard garden
- Two underground parking spaces
- Lease: 953 years / Service Charge: £1300 pa / Ground Rent: Peppercorn

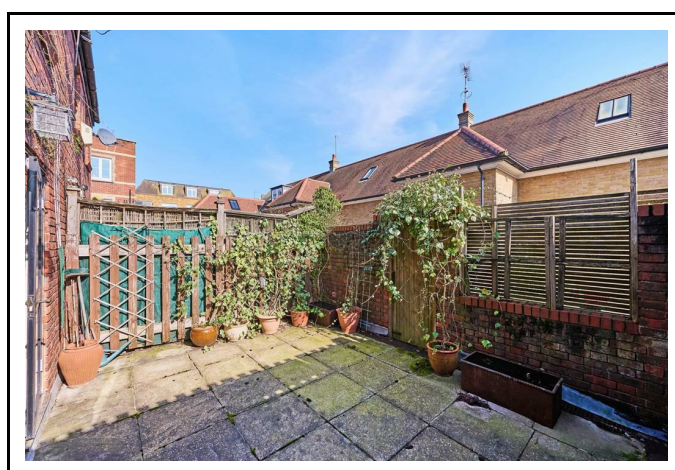
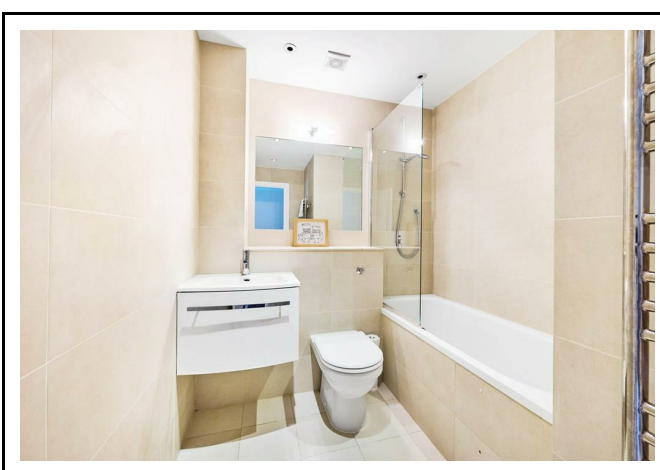
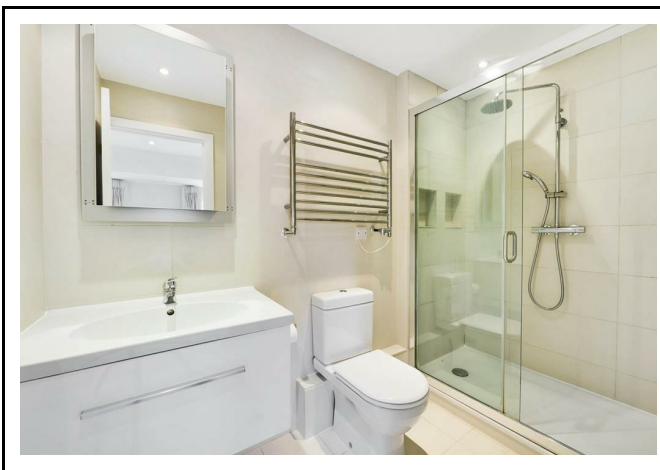


**Location:**

Haygarth Place is situated in a prime location within walking distance of the fashionable shops, boutiques and restaurants of Wimbledon Village and is less than a quarter of a mile from Wimbledon Common which offers a variety of delightful walks and recreational facilities. Wimbledon Station and Town Centre are easily accessible and provide regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.







# Haygarth Place

Approximate Gross Internal Area = 1063 sq ft / 98.8 sq m

(Excluding Reduced Headroom)

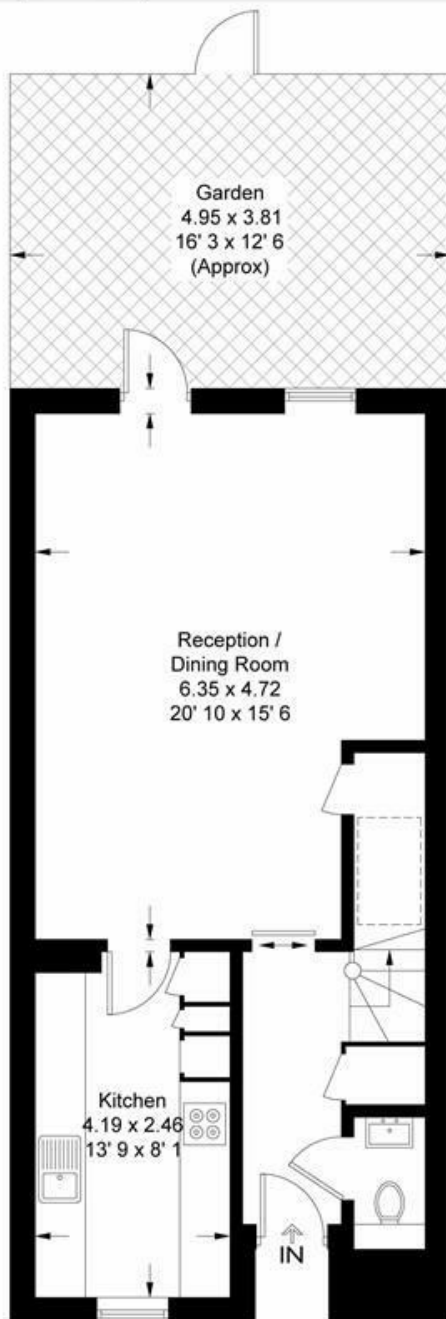
Reduced Headroom = 11 sq ft / 1 sq m

Total = 1074 sq ft / 99.8 sq m



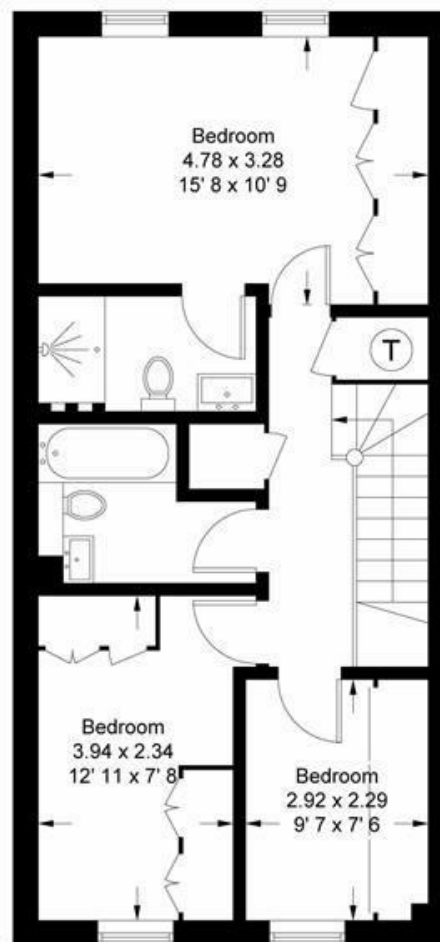
**andrew scott  
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**Raised Ground Floor**  
529 sq ft / 49.2 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



**First Floor**  
545 sq ft / 50.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating D**

**Council Tax: F**

**Lease: 953 years**

**Service Charge: £1300 p.a.**

**Ground Rent: Peppercorn**

**Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson**

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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