

Haydons Road Wimbledon, SW19 8TT

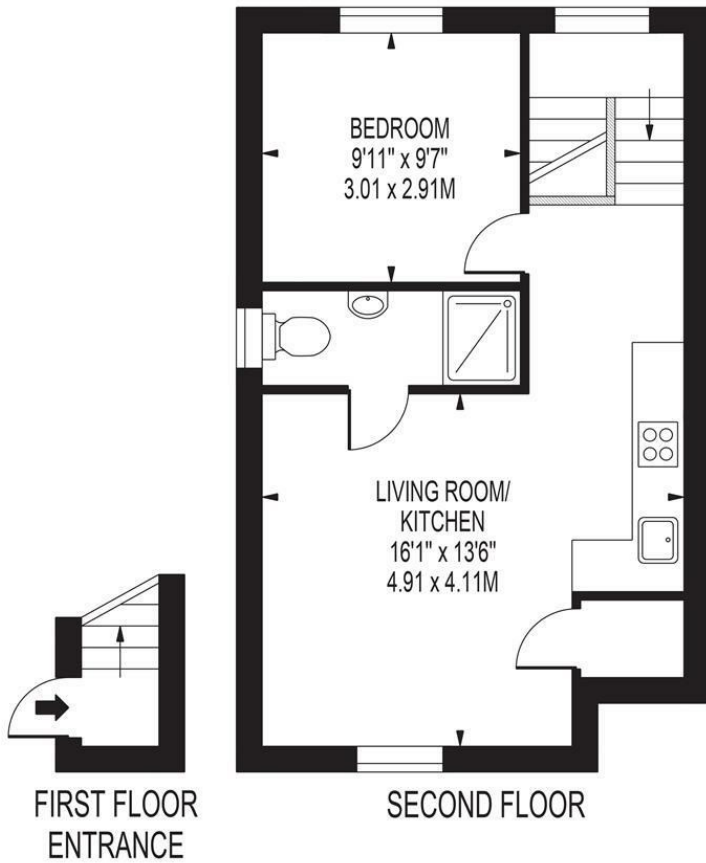
£250,000 Leasehold



A one bedroom conversion apartment situated on the top floor of a large semi-detached period property and offered to the market with no onward chain. Set well back from the road behind a large driveway with off road parking for residents, the flat features a large kitchen/diner, double bedroom and separate bathroom with shower. Situated within walking distance of the picturesque South Park Gardens, Wimbledon Town Centre is nearby with excellent local amenities and transport links, including district line tube services and frequent mainline south western trains to Central London, and a stone's throw away from Haydons Road Thameslink. An ideal first time purchase or buy to let investment.

HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 443 SQ FT - 41.20 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.



- Top Floor Victorian Conversion Apartment
- One Double Bedroom
- Open Plan Kitchen/Diner
- Off-Street Parking
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Leasehold - 125 Years Remaining
- Annual Service Charges and Ground Rent - TBC
- EPC Rating C
- Council Tax Band B

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	

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

