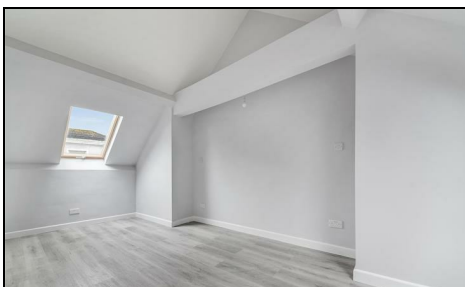


Hardy Road Wimbledon, SW19 1HZ

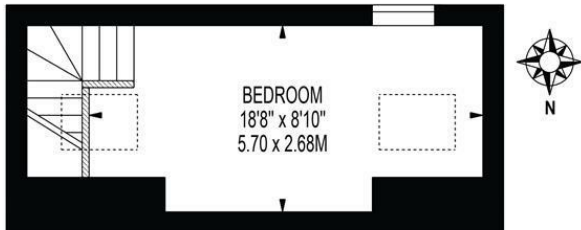
£350,000 Leasehold



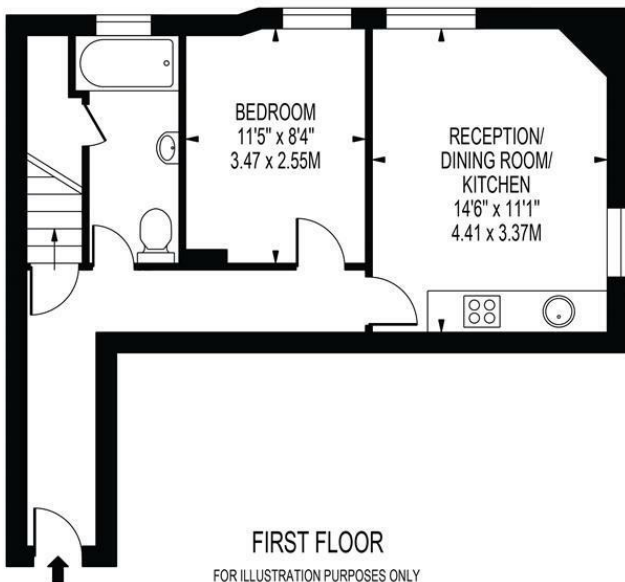
This delightful split level flat boasts an open plan kitchen/reception room, two double bedrooms, and one bathroom, making it a cosy and inviting space. Spread across 598 sq ft and arranged over two floors, this property provides a comfortable and functional layout. Benefitting from being refurbished throughout with a sleek modern finish, this home is move-in ready and perfect for those looking for a contemporary living space. The property is sold with no onward chain, ensuring a smooth and hassle-free buying process. Situated in a prime location with excellent commuter routes, making it convenient for those who need to travel for work or leisure.

KENT HOUSE, HARDY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 598 SQ FT - 55.51 SQ M



SECOND FLOOR



FIRST FLOOR

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.



- Fully Refurbished Throughout
- No Onward Chain
- Two Double Bedrooms
- Open Plan Living
- Modern Bathroom Suite
- Leasehold - 89 Years Remaining
- Service Charge - £1200.00 per annum
- Ground Rent - £200.00 per annum
- Current EPC Rating - F
- 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		21	38
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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of successful Sales and
Lettings in Merton

