

Haydons Road Wimbledon, SW19 8TR

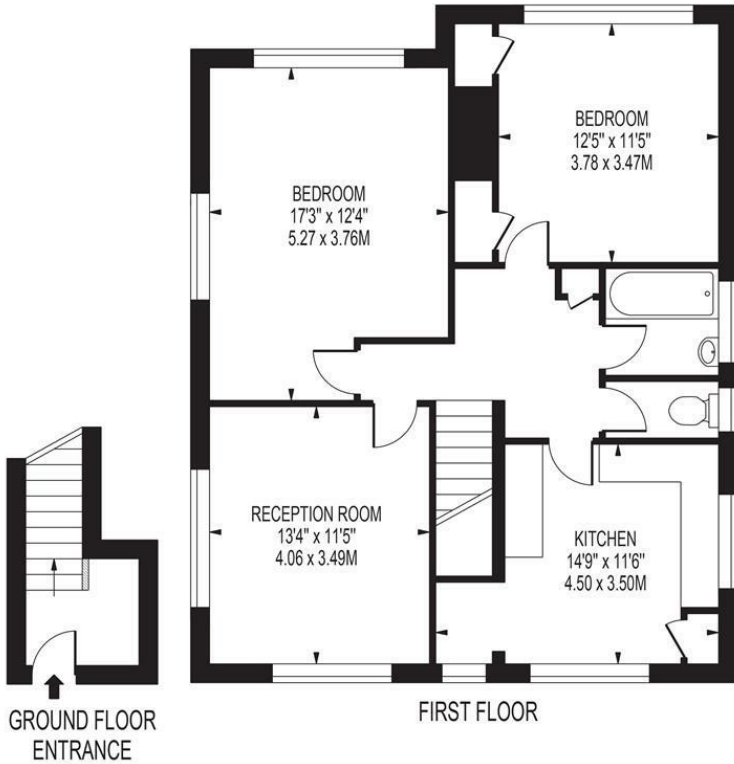
£525,000 Leasehold



A well presented bright and airy two bedroom first floor flat located on Haydons Road. This flat boasts two spacious double bedrooms, reception room, fitted kitchen and bathroom. A generous sized private garden. Close to Mainline, Thameslink and Northern Line stations. Enviably located within a short walk to various transport links, schools, local amenities and parks close-by. Being sold with no onward chain.

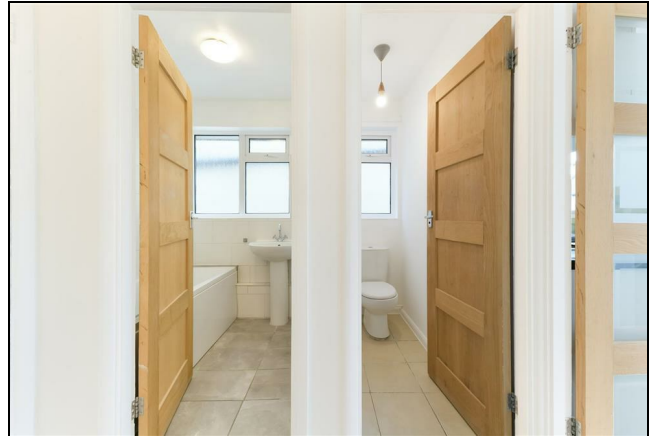
HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 911 SQ FT - 84.61 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.



- First Floor Flat
- Two Double Bedrooms
- Fitted Kitchen
- Private Garden
- Reception Room
- Close To Transport Links & Wimbledon Town
- No Onward Chain
- New 125 Year Lease
- Service Charge - £300 per year Ground Rent - £10.00 per year
- Council Tax Band C EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	

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