

**100 Haydon Park Road
Wimbledon, SW19 8JT**

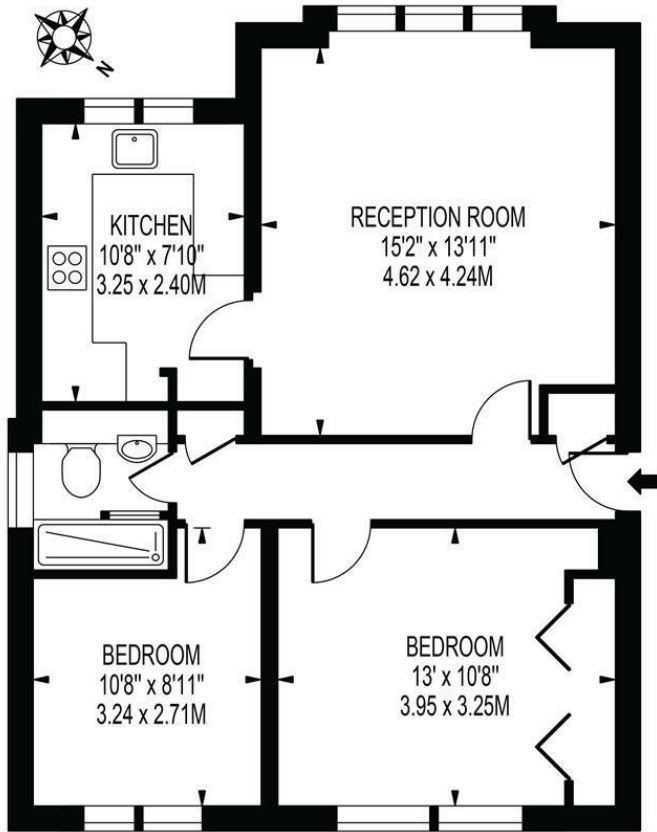
£525,000 Leasehold - Share of Freehold



A well-presented two double bedroom top floor purpose built apartment with the benefit of share of freehold, a long lease of 990 years, garage, off street parking and a communal garden, enviably located in the heart of Haydon Park Road, in close proximity to Wimbledon Town Centre and multiple transport links. Boasting two spacious bedrooms, a bright and airy reception room, separate fitted kitchen and family bathroom, this is a superb first time purchase or investment.

HAYPARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 643 SQ FT - 59.77 SQ M



THIRD 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 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 Purpose Built Flat
- Well Presented Throughout
- Two Double Bedrooms
- Garage and Off Street Parking
- Communal Gardens
- Walking Distance to Wimbledon Town Centre
- Share of Freehold (Underlying Lease - 990 years)
- Annual Service Charges - £1440, Ground Rent - Nil
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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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