

**Haslemere Avenue, London SW18 4RP** 



### welcome to

# **Haslemere Avenue, London**

A fantastic three bedroom, two reception family home with the potential to extend (STPP).

With great curb appeal, the property has an open hallway with 2 separate reception rooms and the original kitchen layout, with access from both the kitchen and dining room into the private rear garden. Upstairs are two double bedrooms, a further single bedroom and a separate bathroom.

The house is perfectly situated within the Wimbledon Park Primary School (Ofsted Outstanding) catchment area making it an excellent choice for a family. There are excellent transport links from Earlsfield mainline station and Wimbledon Park Underground Station, which sits on the District Line. Arthur Road and Garratt Lane are both close by offering a variety of restaurants, shops and bars.

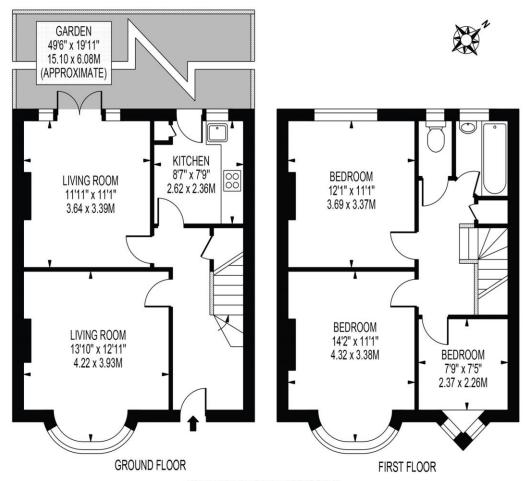






# **HASLEMERE AVENUE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 959 SQ FT - 89.14 SQ M



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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.

### welcome to

### **Haslemere Avenue, London**

- Three Bedrooms and Two Receptions
- Private Rear Garden
- Wimbledon Park Primary School Catchment (Ofsted Outstanding)
- Potential for Modernisation and Extension (STPP)
- Close to Earlsfield Mainline Station

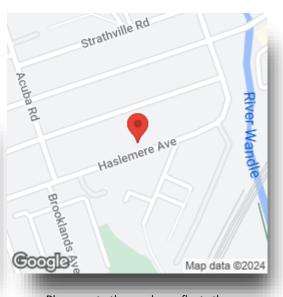
Tenure: Freehold EPC Rating: Awaited

# £950,000









Please note the marker reflects the postcode not the actual property

## view this property online barnardmarcus.co.uk/Property/EAR104699



Property Ref: EAR104699 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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