



Haydon Park Road, London SW19 8JY

welcome to
Haydon Park Road, London

A modern and very well presented two-bedroom flat with balcony, located on a popular street not far from central Wimbledon.

The property comprises of a modern open-plan kitchen, living/dining room with direct access to a private balcony, two double bedrooms, both with Juliet balcony, one en-suite shower room, and a separate family bathroom. Further benefits include underfloor heating, Sonos integrated sound system and a lift.

Haydon Park Road is a popular residential street within Wimbledon with an excellent selection of shopping, cinemas and restaurants. Locally are a number of highly sought after schools with Holy Trinity Primary School being around 950 metres away. Haydon's Road railway station (Thameslink) is around 800 metres away offering a link to the City with Wimbledon mainline station (National rail and Underground) around 1,500 metres distant providing a frequent and fast service to London Waterloo (20 minutes approximately).

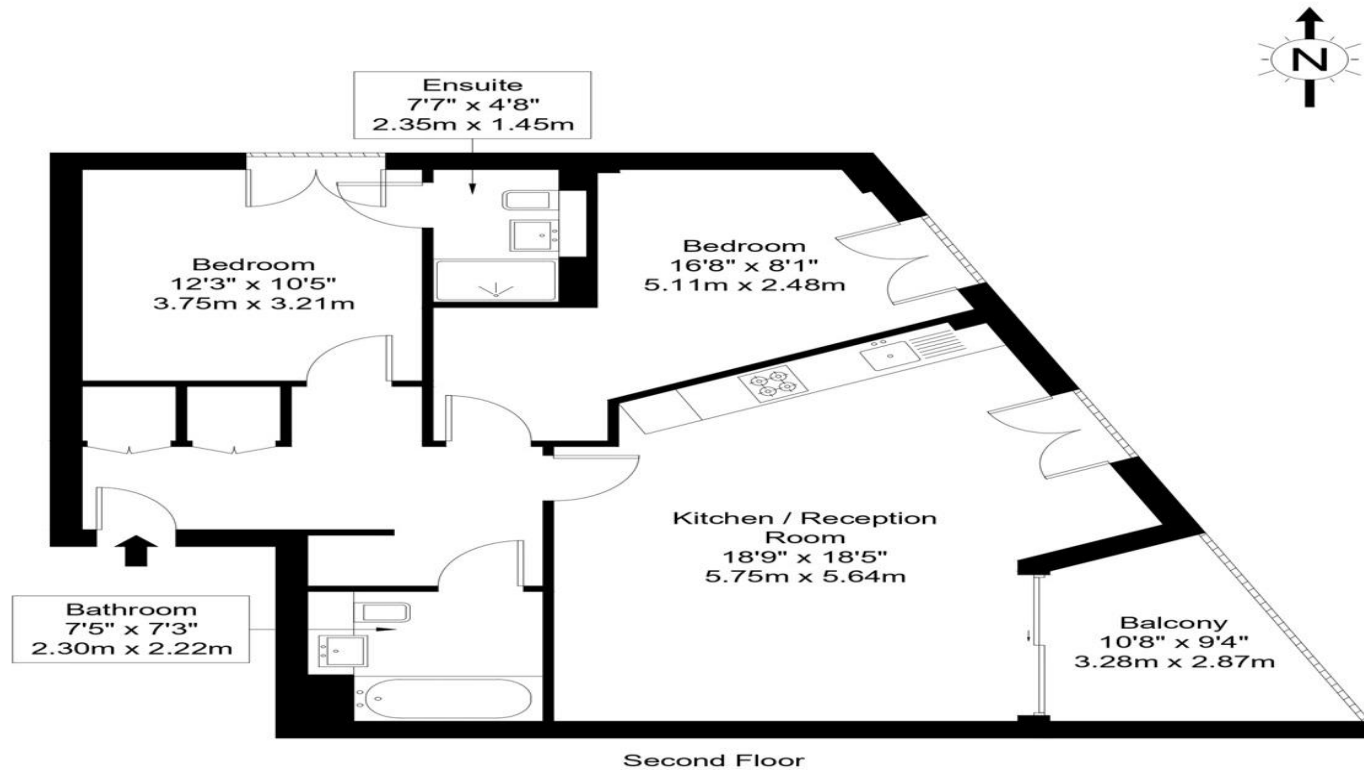


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Approx Gross Internal Area = 79.01 sq m / 850 sq ft

Balcony = 6.51 sq m / 70 sq ft

Total = 85.52 sq m / 920 sq ft



Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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welcome to

Haydon Park Road, London

- Open-Plan Living/Dining/Kitchen
- Second Floor Apartment with Lift
- Integrated Sonos Sound System
- Access to Multiple Very Good Parks Nearby
- Incredibly Well-Connected Public Transport Options

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3150.93

Ground Rent: 325.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105034



Property Ref:
EAR105034 - 0004

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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