

SW19

it's all in the postcode...



**Haydons Road
Wimbledon**

£700,000

- Two double bedrooms
- Private west facing garden
- Designer kitchen featured in Ideal Home magazine
- Beautifully presented throughout
- Turnkey condition throughout
- Council tax Band D
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

it's all in the postcode...

Beautifully Renovated Two-Bedroom Victorian Home with Designer Kitchen Featured in Ideal Home. A rare opportunity to acquire an exceptional two-bedroom Victorian home in Wimbledon, where thoughtful design meets everyday practicality. Beautifully renovated throughout, this stylish property centres around an award-worthy bespoke kitchen that was featured in Ideal Home magazine following its stunning transformation. The kitchen has become the true heart of the home. Finished in rich olive-green cabinetry with elegant brass detailing, it combines timeless style with outstanding functionality. A generous central island provides the perfect space for cooking, entertaining and home working, while clever design features include a hidden walk-in pantry, bespoke storage solutions and a beautifully restored exposed brick chimney breast housing a range cooker. The intelligent "broken-plan" layout creates distinct kitchen and dining zones while maintaining an open, sociable feel and an abundance of natural light. To the front of the property, the welcoming reception room retains the charm expected of a Victorian home, while the reconfigured rear living space flows effortlessly into the dining area and out to the private garden, creating an ideal setting for modern family life and



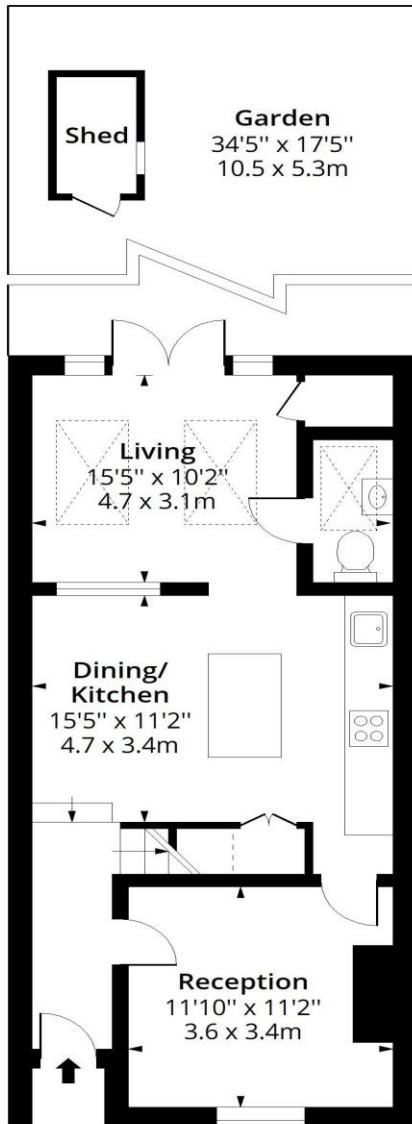
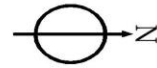
020 8544 2828
Wimbledon: Wimbledon Park: Colliers Wood
www.SW19.com
SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'

Haydons Road SW19

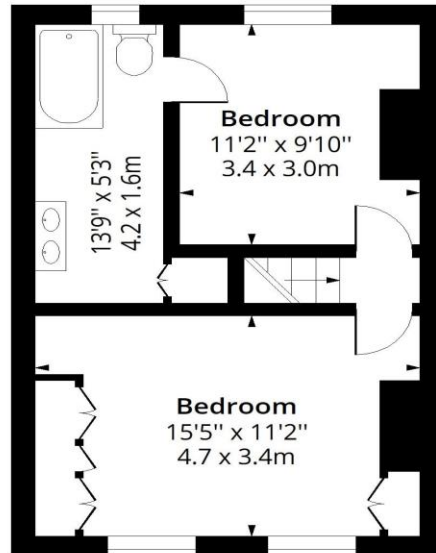
Approx. Gross Internal Area 944 Sq Ft - 87.70 Sq M

Approx. Gross Reduced Height Under 1.5m Area 7 Sq Ft - 0.65 Sq M



Ground Floor

Floor Area 536 Sq Ft - 49.79 Sq M



First Floor

Floor Area 408 Sq Ft - 37.90 Sq M

SW19



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

020 8544 2828
Wimbledon: Wimbledon Park: Colliers Wood
www.SW19.com
SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'