

FOR SALE



Haydons Road, Wimbledon, SW19

GUIDE PRICE £350,000 Leasehold



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Property Description

A well-presented one-bedroom ground floor maisonette with its own private garden, located on Haydons Road in Wimbledon. The property offers a spacious bedroom, a separate kitchen and a bright and inviting reception room leading to the private garden, ideal for outdoor relaxation.

Located close to the vibrant amenities and boutique shops of Wimbledon town centre, including the popular Centre Court shopping mall. Residents benefit from a wide range of retail and dining options nearby. Transport links are superb, with South Wimbledon station (Northern Line) and Haydons Road station (National Rail) within easy reach, while Wimbledon Station provides additional connections via the District Line.

Offered chain free, this property presents an ideal opportunity for first-time buyers or investors seeking a well-located home in a sought-after area.



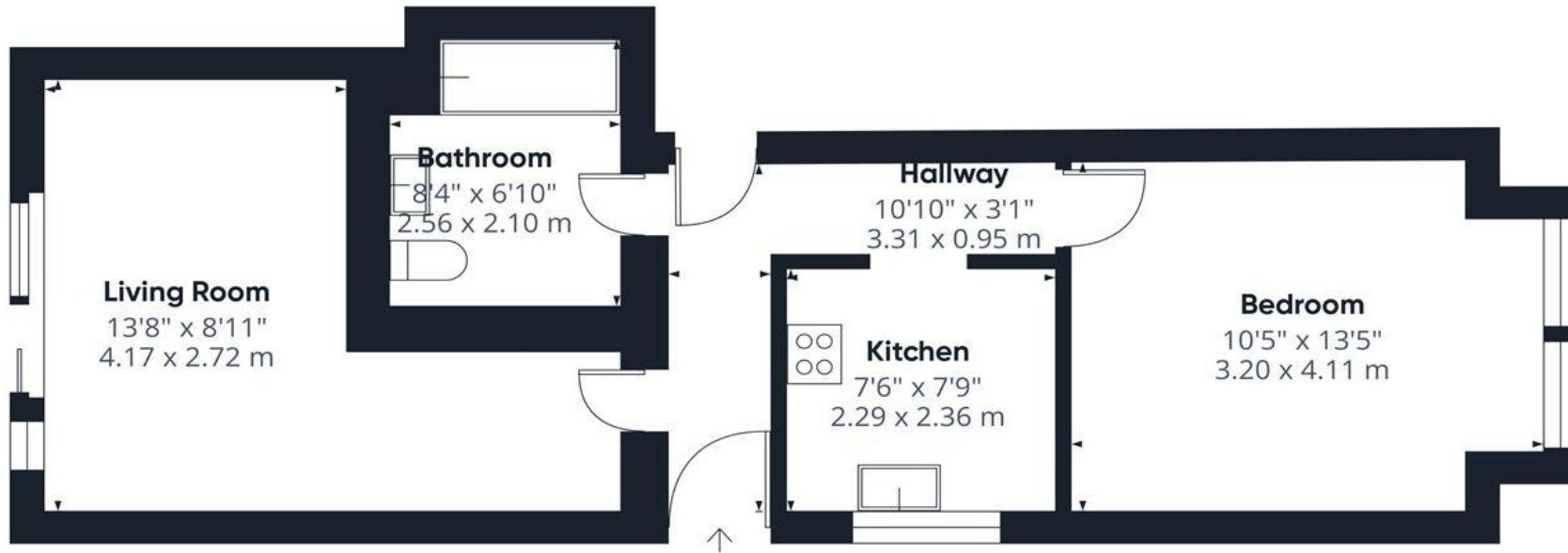
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	69	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







Approximate total area^m
475 ft²
44.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 157 years remaining

Service Charge – £0

Ground Rent – £250

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



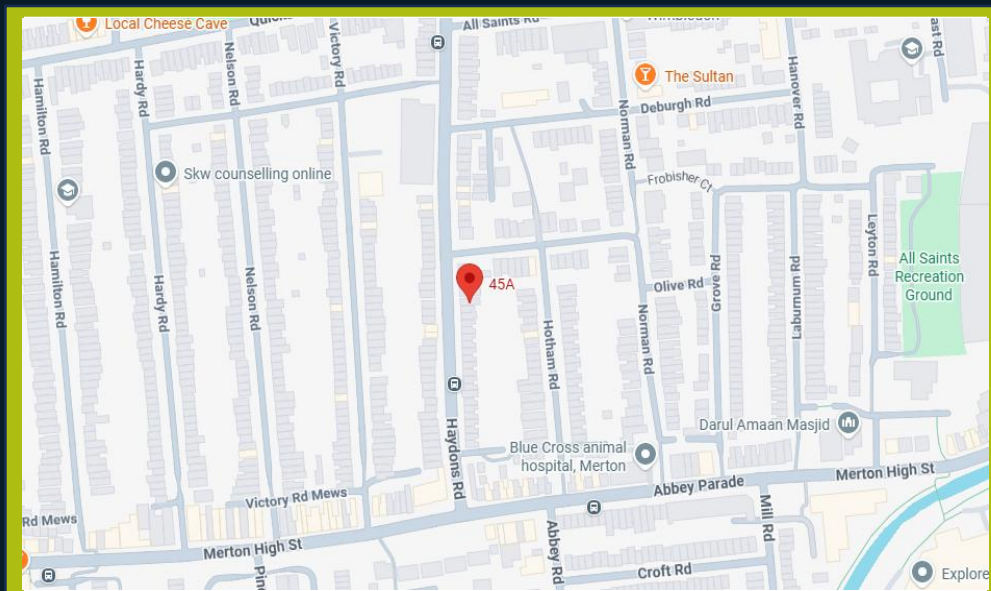
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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