

Havelock Road Wimbledon, SW19 8HD

£550,000 Leasehold



A beautifully presented and larger than average two bedroom first floor Edwardian purpose-built maisonette, with a south-west facing private garden and offered to the market with no onward chain.

In excess of 750 sq ft, boasting a perfect balance of period charm and character with a modern contemporary finish throughout. With access via its own front door, comprising a bright and airy reception with a feature fireplace, a spacious double bedroom and an additional bedroom/study room. To the rear includes a modern kitchen/diner with integrated appliances, a family bathroom and a separate utility area. As well as loft storage there is direct access down to a superb 65 ft private garden.

Positioned in a sought after tree-lined street in Wimbledon, moments from Haydons Road Thameslink and within easy reach of both Wimbledon Mainline Train, Northern Line Tube and Wimbledon Town Centre. Flats of this quality are rare in this location so a viewing early is recommended to avoid disappointment.

758 Sq. ft/70.39 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Energy Efficiency Rating

	Current	Target
Highly energy efficient - lower running costs		
(92-100) A		
(89-91) B		
(85-88) C		
(81-84) D		
(77-80) E		
(73-76) F		
(69-72) G		
Not energy efficient - higher running costs		
	74	8

EU Directive

