

Haydon Park Road Wimbledon, SW19 8JY

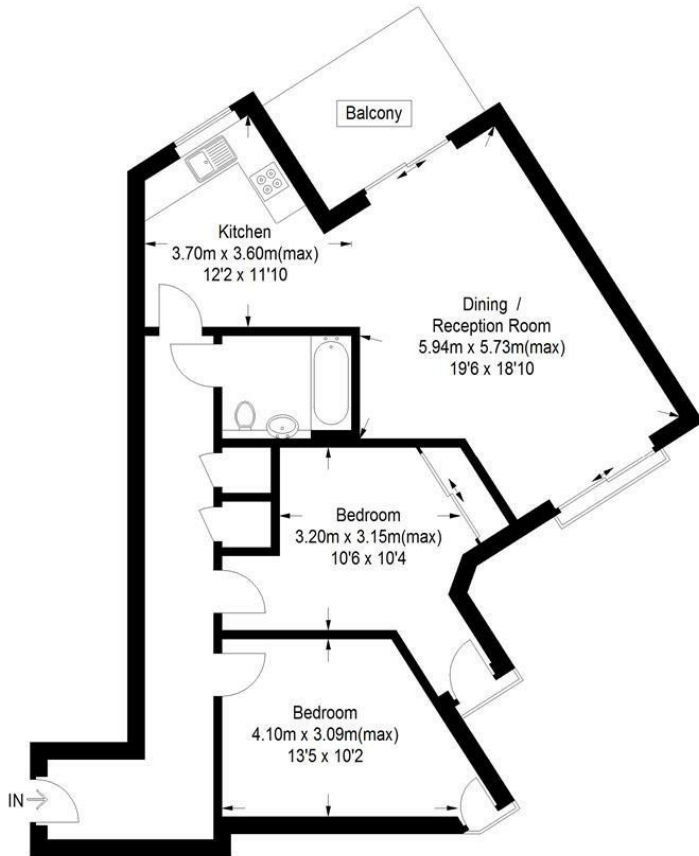
£585,000 Leasehold



A stunning, naturally bright two double bedroom apartment with outside space in this very well appointed modern development located close to highly sought-after local nurseries and schools. Situated on the second floor of this building, the property boasts a wide entrance hall, dual-aspect open plan kitchen/reception adjoined by a sunny private terrace, master bedroom with Juliet balcony, second double bedroom and three-piece bathroom suite. Wimbledon town centre and Wimbledon Village with their excellent shopping, recreational and transport facilities are both within easy reach, whilst the local amenities and transport links provided by Haydons Road are just a short distance away. Finished to a very high standard throughout, the flat benefits from a range of features including lift access, ample storage, hardwood flooring with underfloor heating, and a built-in Sonos music system. An early viewing is highly recommended.

Haydon Park Road, SW19

Approximate Gross Internal Area = 80.2sq m / 863 sq ft



Second Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2022 (ID859347)

- Two Double Bedroom Modern Apartment
- Over 800sq ft of Living Space
- Excellent Condition
- Dual Aspect Open-Plan Kitchen/Reception Room
- Sunny Private Terrace
- Ample Storage
- Bright and Airy
- Lease - Approx. 121 Years Remaining
- EPC Rating B
- Council Tax Band D



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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