

**SW19**

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

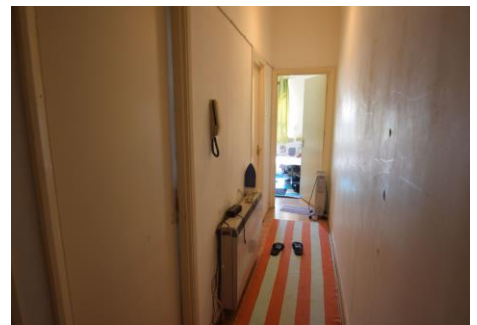
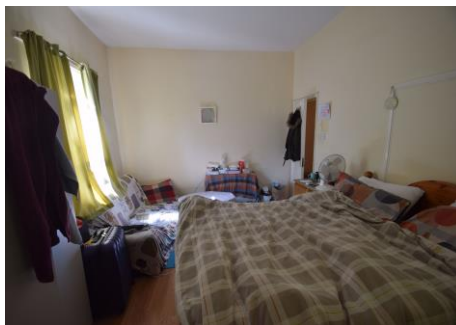


## **112 Hardy Road**

South Wimbledon

**£280,000**

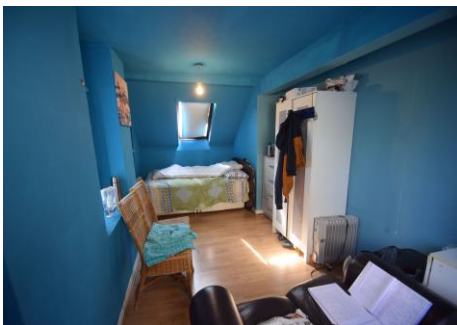
- Highly Motivated Vendor
- Split level
- One double bedroom
- One mile to Wimbledon railway
- No chain



**Wimbledon** 119 Merton Road London SW19 1ED  
**Colliers Wood** 44 High Street London SW19 2AB  
020 8544 2828  
[www.SW19.com](http://www.SW19.com)

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Highly Motivated Vendor!!! In need of modernisation. A one double bedroom, split level purpose built flat conveniently located close to South Wimbledon underground. The property could be an ideal first time buy or investor!




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## Hardy Road, SW19

Approximate Gross Internal Area = 57.6 sq m / 619 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Second Floor**  
17.5 sq m / 188 sq ft



**First Floor**  
40.1 sq m / 431 sq ft

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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.

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