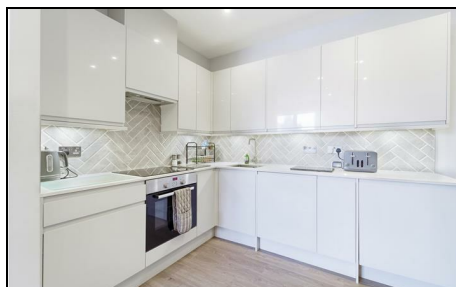


## Haydons Road Wimbledon, SW19 1HQ

£350,000 Leasehold

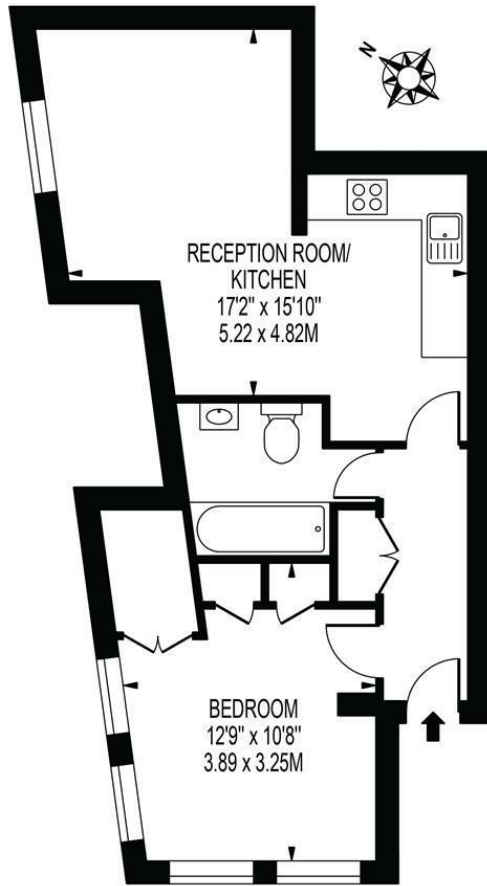


**A bright and spacious one double bedroom modern ground floor flat superbly presented throughout, close to excellent transport links. With an inviting open plan kitchen/living room with plenty of space for a dining area also boasting a bright double bedroom with double aspect and the addition of large fitted wardrobes as well as a sleek bathroom all within walking distance of excellent transport links. This property is the definition of a "turn-key" flat ideal for a first time buyer or "buy to let" displaying an expected yield of between 5.4% - 5.8% annually.**

**Early viewings are highly recommended to avoid disappointment.**

## HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.5 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Victorian Conversion Flat
- Modern Finish Throughout
- One Double Bedroom
- Open Plan Living
- Superb Entertaining Space
- Leasehold - 244 years remaining
- Service Charge - £600.00 per annum
- Ground Rent - £300.00 per annum (reviewed in 2028)
- Current EPC Rating - D
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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