

Haydon Park Road, Wimbledon SW19 8JY



Guide Price £600,000 Leasehold

A large two bedroom apartment with outside space situated in this very well appointed modern development. Presenting over 900 sq ft of accommodation the property boasts a wide entrance hall, dual aspect open plan kitchen/reception adjoined by a fantastic private terrace, principle bedroom with Juliet balcony and en-suite shower room, second double bedroom with Juliet balcony and a guest bathroom. All of the fixtures and fittings are of an excellent standard as you would expect with high end developments of recent construction. There are a host of amenities in the immediate area and is close to Wimbledon Town Center with its excellent transport, shopping and leisure facilities.

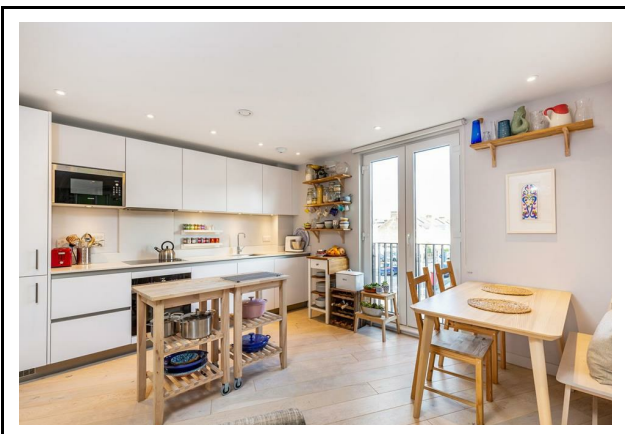
- Modern development
- Private terrace
- Over 900 sq ft
- Juliet balcony in all rooms
- Dual aspect open plan kitchen/reception room
- Two double bedrooms
- Two bathrooms (one en-suite)
- Excellent condition with quality fixtures and fittings throughout
- Gated off street parking
- Very convenient location

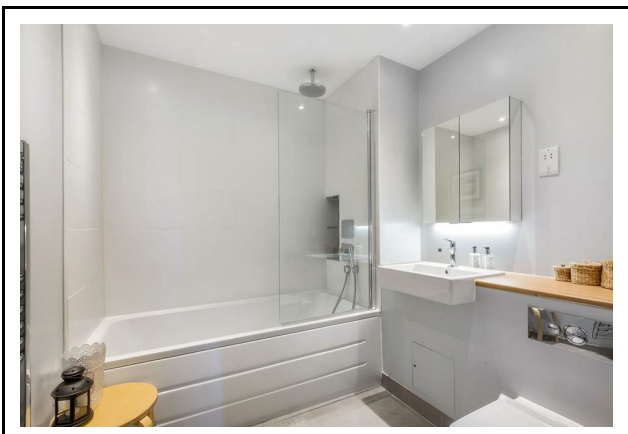
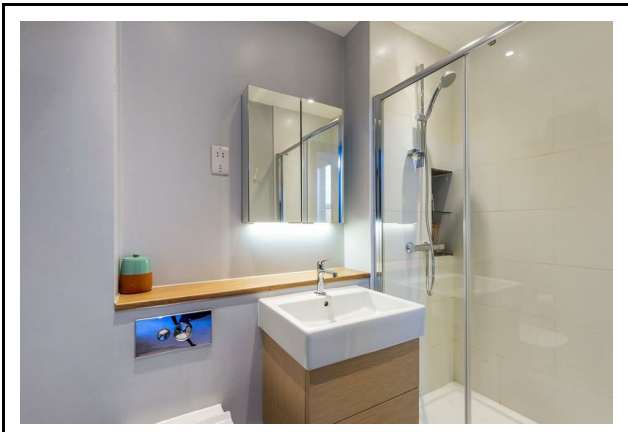
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

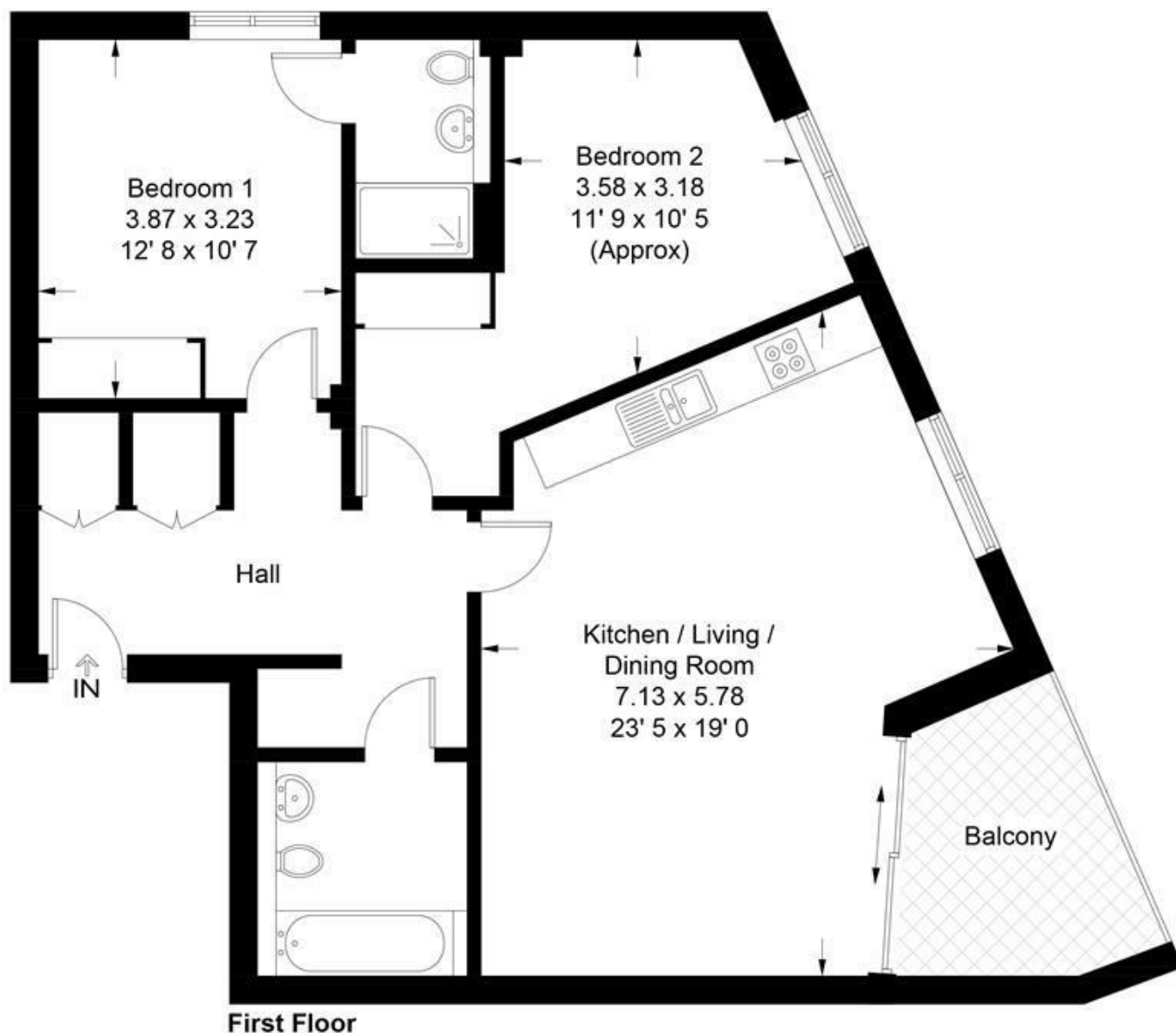
Haydon Park Road is a popular residential road conveniently located for Haydons Road Station with its links into Central London as well as the amenities of Wimbledon town centre including the Mainline/District line station, Centre Court Shopping Centre and the many bars, restaurants and entertainment amenities that Wimbledon has to offer. There are a good range of local shops nearby including Co-op and Waitrose supermarket.





Haydon Park Road

Approximate Gross Internal Area = 929 sq ft / 86.3 sq m



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 the RICS Code of Measuring Practice

EPC Rating B

Lease: Approx 122 years

Service Charge: Approx £1480 pa

Ground Rent: £325 pa

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

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