

## HAYDON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1546 SQ FT- 143.62 SQ M  
 (INCLUDING EAVES STORAGE & GARDEN STUDIO)  
 EAVES STORAGE AREA : 23 SQ FT- 2.16 SQ M  
 GARDEN STUDIO AREA : 211 SQ FT- 19.64 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Haydon Park Road, London, SW19 8JH

Guide Price £1,250,000 Freehold



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for Sale

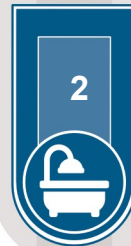
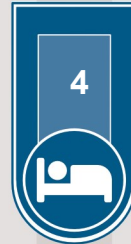
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THE LOCATION

Haydon Park Road is a popular residential street within Wimbledon being convenient for Wimbledon town centre with an excellent selection of shopping, cinemas and restaurants. There are a number of highly sought after schools in the area including Holy Trinity Primary School. Haydon's Road railway station (Thameslink) is around 800 metres away offering a link to the City with Wimbledon mainline station (National rail and Underground) providing a frequent and fast service to London Waterloo (18 minutes approximately).



THE PROPERTY

An exceptional, four bedroom Victorian family home which has been fully extended and refurbished to a high standard throughout, located on a highly sought after residential road being highly convenient for Wimbledon Town Centre. Council Tax band E.

This beautifully presented, Victorian terrace house has been tastefully modernised to create a truly exceptional home.

Upon entering the property you are greeted by a tiled hallway with bespoke understairs storage leading you towards a recently fitted kitchen / family / dining room, bay fronted reception room and utility room with underfloor heating and a WC. The first and second floors then allow for four bedrooms and two bath / shower rooms.

The rear garden is a mixture of natural sandstone slabs and high quality, thick artificial grass with the added benefit of a fully insulated summer house (with electric heating) which is currently used as a TV / games room and gym.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.