

Haydon Park Road, Wimbledon, Wimbledon, SW19

NEW INSTRUCTION. 3 BEDROOM VICTORIAN HOUSE CLOSE TO WIMBLEDON TOWN CENTRE. A well presented three bedroom Victorian mid terrace situated within a half of a mile from Wimbledon town centre, mainline train station and District line tube.

The accommodation includes an entrance hall, lounge, dining room, re-fitted kitchen, three bedrooms, bathroom and a secluded rear garden.

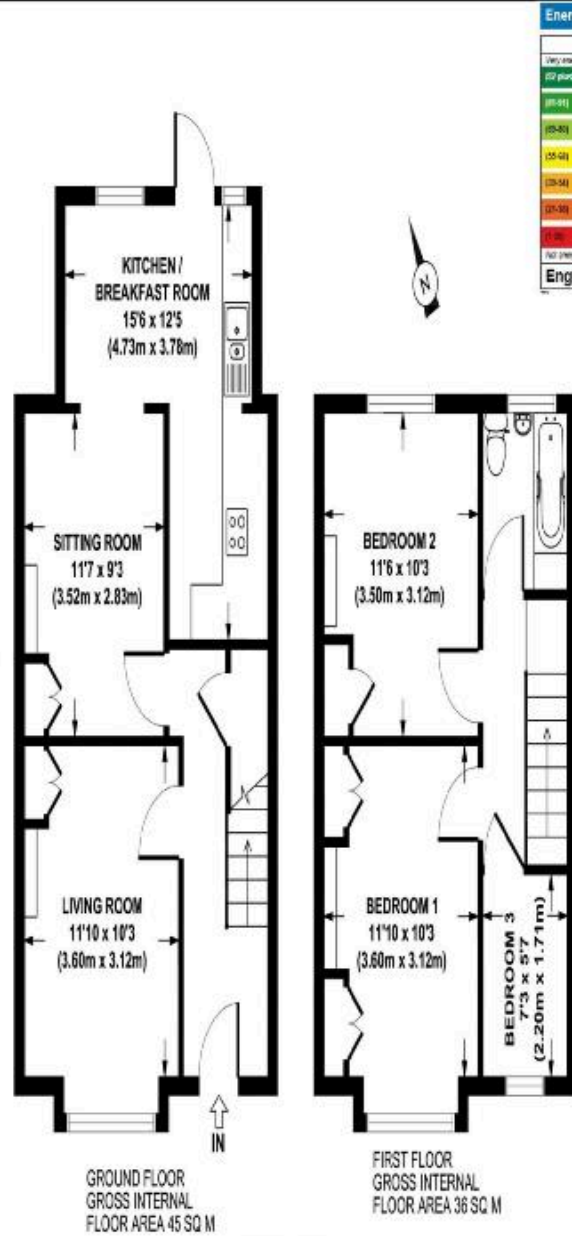
Guide Price £499,950

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121 HAYDON PARK ROAD, SW19 8JH

APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 872 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environment Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
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49-54	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 0208 946 9468. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Written quotations available on request. Viewing is strictly through the owners Lauristons. 66-68 Wimbledon Hill Road Wimbledon London SW19 7PA Telephone: 0208 946 9468

For clarification we wish to inform potential purchasers that we prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electrical goods / fittings or other fixtures, unless expressly mentioned, are not included in the sales of this property. If there are any important matters which are unlikely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.