



HAYDON PARK ROAD, SW19
£1,650 PER MONTH UNFURNISHED

Winkworth



HAYDON PARK ROAD, SW19

An exceptionally spacious one-bedroom apartment with South-facing balcony in this very well-appointed modern development designed by the renowned London-based Interior Designer, TG-Studio.

Presented in immaculate condition, the property boasts a wide entrance hall, spacious open plan kitchen/reception with well sized South-facing balcony, a generous double bedroom and smart bathroom suit. All of the fixtures and fittings are of an excellent standard as you would expect with high end developments of recent construction.

Located a short distance from both Wimbledon Town and Wimbledon Village, the apartment is ideally positioned close to excellent transport links, shopping and leisure facilities. There are excellent gyms close by and some great walks and trails to explore including Wimbledon Common itself.

Wimbledon station is close by and offer easy access into central London via the London Underground or Surrey via the London Tram Line. Haydons Road station which is operated by Thameslink is just a five-minute walk away and offers regular trains to central London including London Blackfriars, Farringdon and St Pancras International.

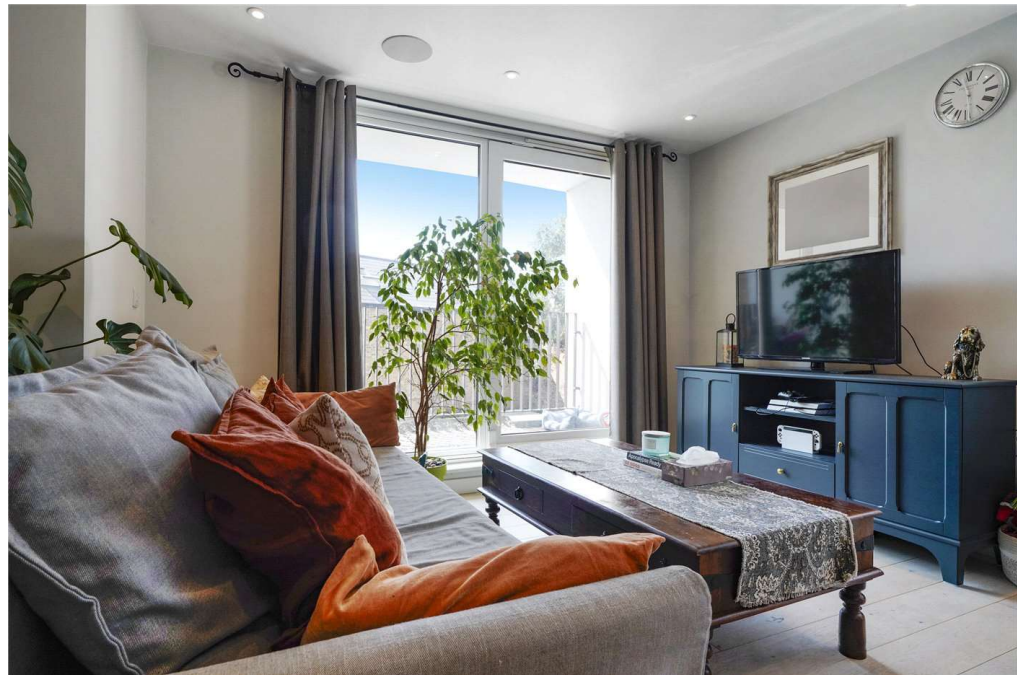
The property is offered unfurnished and is available from October 26th.

Deposit £1,903.84 (5 weeks) based on marketing rent of £1,650 per month. If a higher rent is agreed then the deposit will be increased proportionately.

Council Tax Band C

EPC Rating B



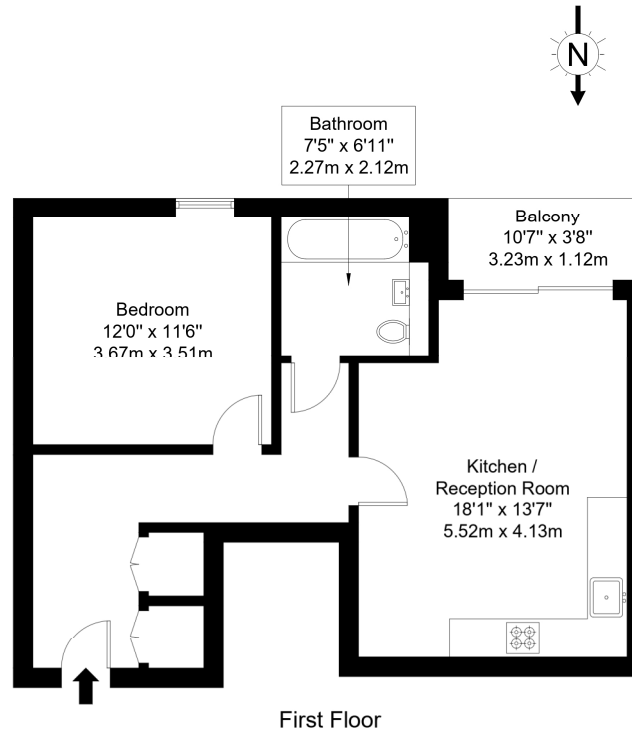


Haydon Park Road, SW19 8JY

Approx Gross Internal Area = 53.7 sq m / 578 sq ft

Balcony = 3.6 sq m / 39 sq ft

Total = 57.3 sq m / 617 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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