



**JAMES  
ANDERSON**



## FOR SALE

**£800,000**

### Haldon Road, London, SW18

A beautifully presented two bedroom end of terrace cottage located on Haldon Road, Wandsworth, a quiet, tree lined street just off West Hill. This stunning property is light and spacious and comprises the following accommodation on the ground floor; hallway, W.C, modern fitted kitchen with integrated appliances with a double bedroom. The living room a particular feature, filled with lots of natural light and, vaulted ceiling, space to dine with access to a pretty courtyard garden.

The first floor is very well laid out, the master bedroom provides fitted wardrobes, high specification modern shower room, study area followed by a dressing room with lots of storage space. We also believe the property does have potential to extend further on the second floor into the loft space (STPP). To be sold with no onward chain.

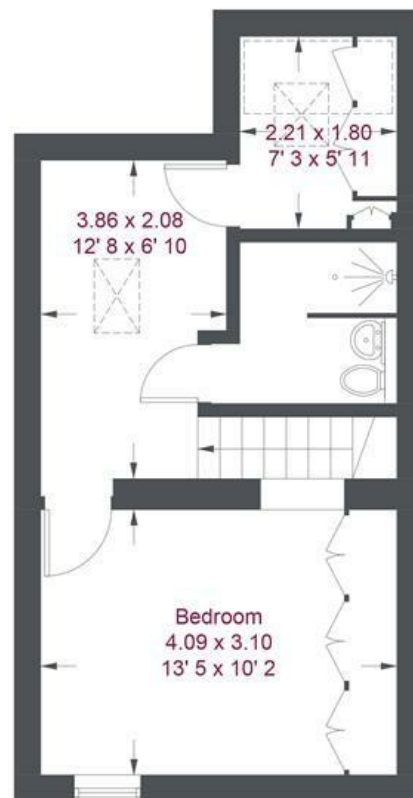
Haldon Road is within easy reach of East Putney Underground Station and Putney Mainline Station with their swift West End and City communications. Also close to hand is Wandsworth high street with its wealth of shopping facilities.

-  Two Bedrooms & Dressing Room
-  Stunning Modern Bathroom
-  Beautiful Vaulted Reception Room
-  Modern Fitted Kitchen
-  EPC Rating - C
-  Excellent Transport Links
-  Outstanding Local Schools
-  Peaceful, Tree-lined Street
-  Garden, Garage, 918 Sq ft
-  Study Area, No Onward Chain





= Reduced headroom below 1.5m / 5'0



### Haldon Road

Approximate Gross Internal Area = 865 sq ft / 80.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 15 sq ft / 1.4 sq m  
Garage = 38 sq ft / 3.5 sq m  
Total = 918 sq ft / 85.3 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

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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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	

