



**JAMES
ANDERSON**



FOR SALE

£925,000











Haldon Road, London, SW18

A beautifully presented two bedroom end of terrace freehold house 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; stunning hallway and private entrance, modern fitted kitchen with integrated appliances and space to dine, living room with lots of natural light and direct access to the garden through recently replaced bi-folding doors.

The first floor and second floor are well laid out, with two double bedrooms (one en-suite) and fitted wardrobes.

Additionally the property benefits from a cellar providing excellent storage space. A sort after property, viewings are highly recommended.

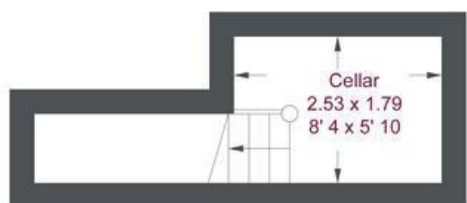
Haldon Road is within easy reach of East Putney Underground Station and Putney Mainline Station with their swift West End and City communications. Also close to hand is Wandsworth high street with its wealth of shopping facilities.

-  Two Double Bedrooms
-  Two Bathrooms (One-En-Suite)
-  Stunning Reception Space, Direct Garden Access
-  Fully Equipped Modern Kitchen
-  EPC Rating - D
-  Excellent Transport Links
-  Outstanding Local Schools
-  Quiet Tree Lined Street
-  Private Entrance and Garden
-  Freehold, 1073 Sq Ft

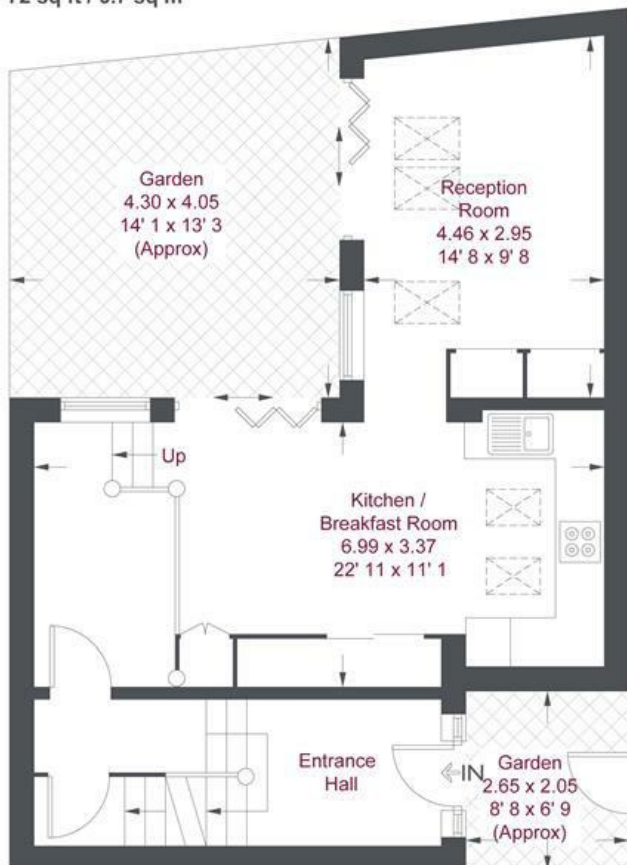


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

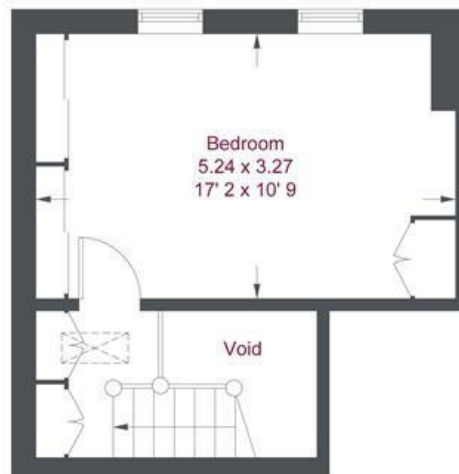
020 8788 6611



Lower Ground Floor
72 sq ft / 6.7 sq m



Ground Floor
498 sq ft / 46.3 sq m



Second Floor
223 sq ft / 20.7 sq m
(Excluding Void)



First Floor
280 sq ft / 26 sq m

Haldon Road

Approximate Gross Internal Area = 1073 sq ft / 99.7 sq m
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

