



HAVANA ROAD, LONDON, SW19

Classification L2 - Business Data

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This wonderful Edwardian home is located on a popular and quiet residential road. The ground floor comprises a reception room to the front with an original fireplace. To the rear is a newly fitted kitchen with a light filled extension including a dining area with built-in bench and storage along with bespoke shelving. The doors lead out to a private garden with an outdoor studio room.

The first floor includes three bedrooms and a family bathroom. The principal bedroom is on the top floor with an ensuite bathroom, built-in cupboards and access to eaves storage.

Havana Road is an attractive road ideally located opposite the popular Wimbledon Park Primary School, which also has a Farmers Market most weekends. There is Durnsford Recreation ground at the end of the road, along with the open spaces of Wimbledon Park close by. There are also excellent transport links with the Underground and bus routes within close proximity.

Sole Agents.

AMENITIES

- Four bedrooms
- Extended kitchen
- Opposite Wimbledon Park Primary School
- Quiet road
- Good transport links

TENURE Freehold

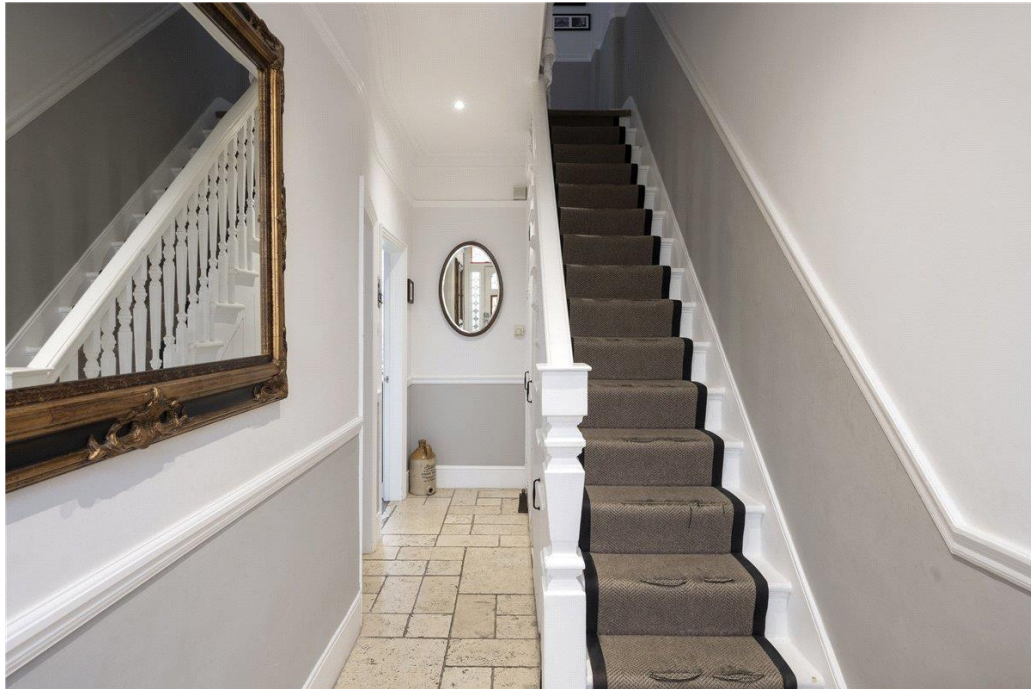
LOCAL AUTHORITY Merton

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A WELL PRESENTED FOUR BEDROOM HOME IDEALLY LOCATED OPPOSITE WIMBLEDON PARK PRIMARY SCHOOL.

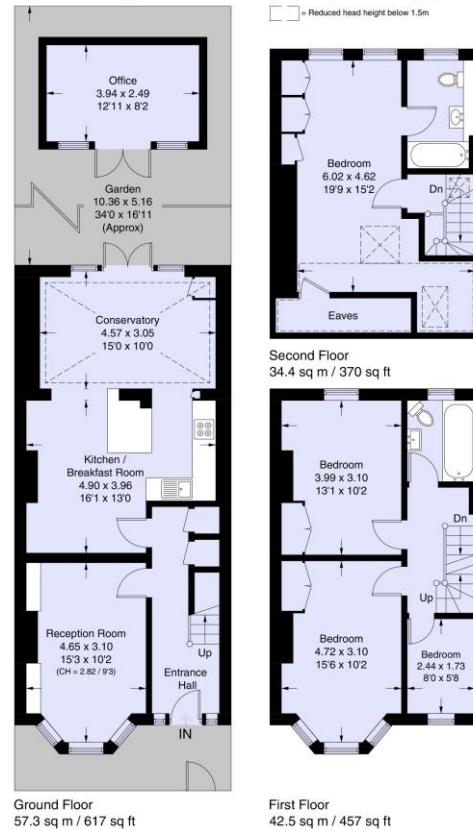


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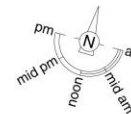


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Approximate Floor Area = 134.2 sq m / 1444 sq ft
Office = 9.9 sq m / 106 sq ft
Total = 144.1 sq m / 1550 sq ft
Including Limited Use Area (10.8 sq m / 116 sq ft)



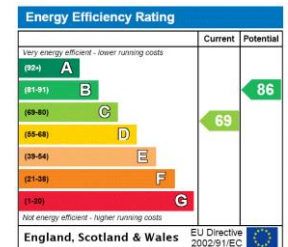
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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