



**107 HARTFIELD ROAD
WIMBLEDON, LONDON SW19 3TJ**

Guide Price £1,400,000 Freehold



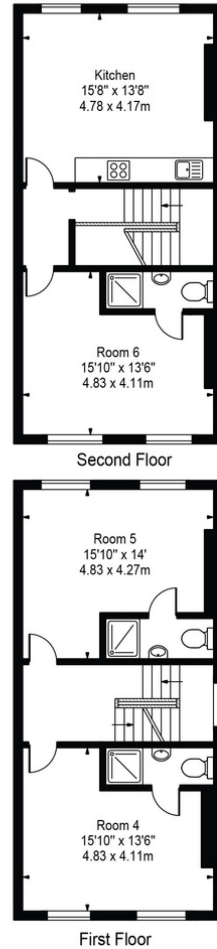
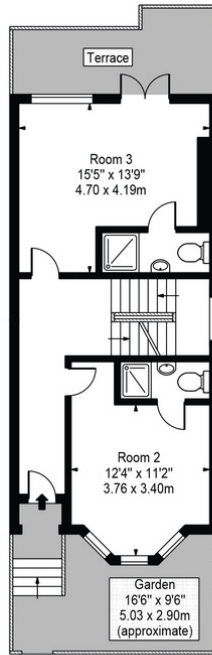
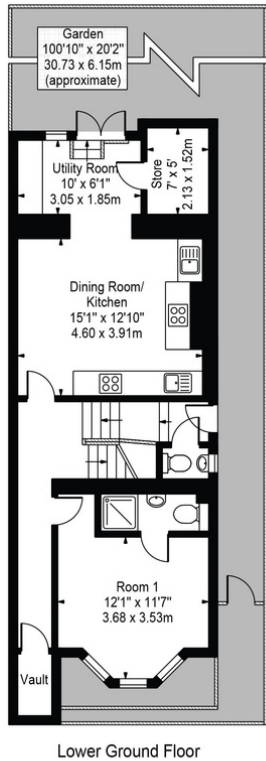
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591
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Hartfield Road, Wimbledon, SW19 3TJ

Approx. Gross Internal Area 2233 Sq Ft - 207.45 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

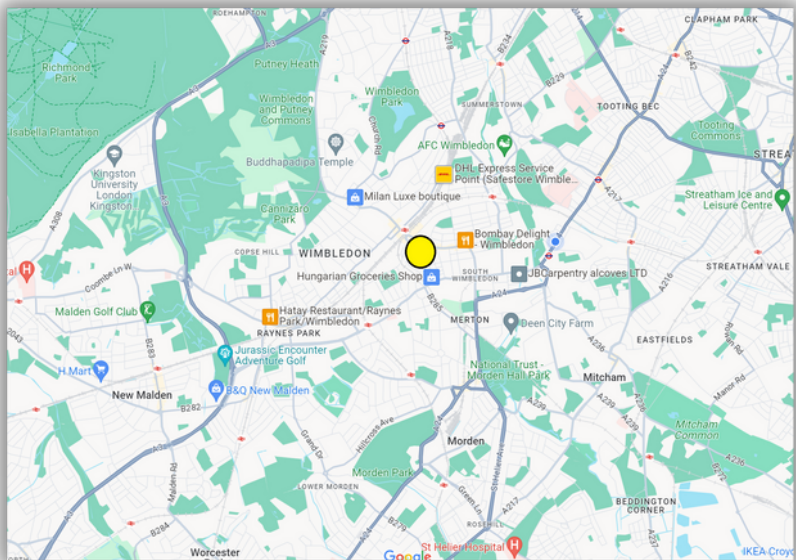
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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London
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DESCRIPTION

Four storey semi - detached house currently configured as an HMO with 6 double en suite bedrooms with 2 separate kitchens

The property has two entrances (front & side) which allows for the possible self containing of units and a 100ft rear garden.

LOCATION

Hartfield Road is ideally located just 2 minutes to Wimbledon Town Centre.

Nearest Stations:

Dundonald Road & Merton Road Tram stops 0.2 miles

Wimbledon Station 0.4 miles - Under & Overground services

A selection of both good and outstanding primary schools are also nearby

TENANCIES & INCOME

The property is fully let and all ASTs are now periodic - Vacant possession can be provided on completion

Details of the income can be found in the data room on our website

THE TERMS

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VIEWINGS

Please do not approach staff - View by appointment - Contact sole agents - Christopher St James 020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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