



## HARTFIELD ROAD, SW19

£1,500,000

Excellent condition  
Convenient location  
Six en suite bedrooms  
Two communal kitchens  
Large rear garden  
Energy rating: d

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# ABOUT THE PROPERTY

Fully compliant with HMO regulations, this four storey (2246 Sq Ft / 208 Sq m) Victorian house offers an exceptional turnkey investment opportunity or the potential to turn back into a substantial family home (STPP) in one of Wimbledon's most prominent locations. Offered with full vacant possession.

The friendly neighbourhood in the heart of Wimbledon is much desired for its proximity to the buzz and bustle of Wimbledon Broadway, with its shopping, restaurants, cinemas and gyms, and enviable mainline and tube links.



# STEP INSIDE HARTFIELD ROAD



Total area (approx.): 208.9 sq. m (2248.6 sq. ft)  
Terrace area (approx.): 8.6 sq. m (92.6 sq. ft)  
(Excluding Void)

Wimbledon  
020 8879 6660

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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