

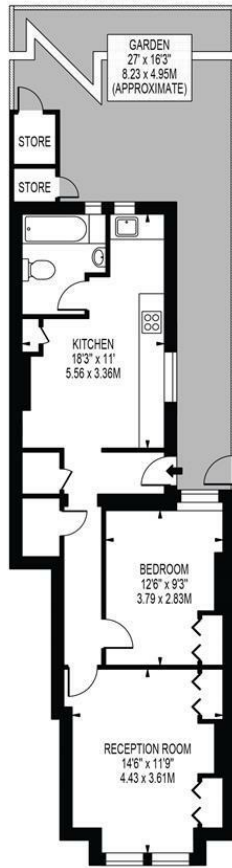
Hamilton Road Wimbledon, SW19 1JD

£425,000 Leasehold - Share of Freehold



A one double bedroom Victorian ground floor maisonette with its own private entrance, requiring modernisation with share of freehold and east facing garden, located on a sought after road in the Battles area of Wimbledon. The perfect opportunity for someone to put their own mark on a property, the flat also boasts the potential to extend subject to the usual consents. Situated close to Wimbledon Town Centre and various transport links, including both Wimbledon Mainline station and South Wimbledon Underground station. Early Viewings Highly Recommended.

HAMILTON ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 694 SQ.FT - 55.14 SQ.M
 (EXCLUDING STORES)



GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- "Battles" Location
- One Double Bedroom
- Private Garden
- Kitchen/Breakfast Room
- Private Entrance
- Share Of Freehold
- Service Charge - Split 50/50 ad hoc
- Ground Rent - Nil
- EPC Rating D
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	77
		EU Directive 2002/91/EC	

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