

Hamilton Road South Wimbledon, SW19 1JG

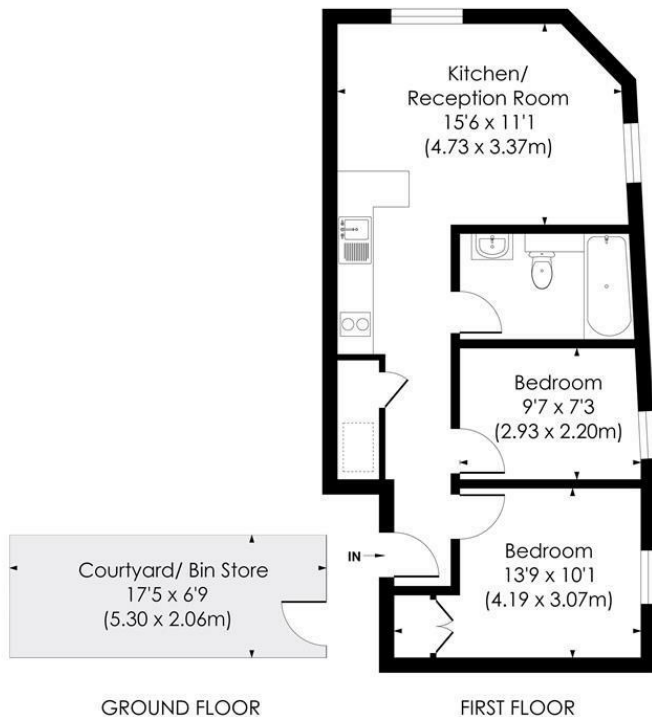
£425,000 Leasehold



A fantastic two double bedroom property is superbly situated on the fringes of the ever popular "Battles" area of Wimbledon within a stones' throw of South Wimbledon Northern Line station and a short distance from Wimbledon Broadway, station (Wimbledon Mainline, District Line, Thameslink and Tram) and numerous bars cafes and local amenities. The property further boasts being well presented throughout with an open plan kitchen/living room, dual aspect windows and sold with the benefit of no onward chain. Early viewings are highly recommended to avoid disappointment - an ideal first-time purchase or buy to let investment.

HAMILTON ROAD, SW19

Approx. Gross Internal Floor Area
530 Sq. ft/49.20 Sq. m



Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

- First Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen/Dining Room
- Well Appointed Bathroom Suite
- Excellent Transport Links
- Leasehold - 117 Years Remaining
- Service Charge - Ad/hoc
- Ground Rent - £350.00 per annum
- Current EPC Rating - TBC
- Council Tax Band - C

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