

## 6 Hamilton Mews Wimbledon, SW19 1LX

£525,000 Freehold

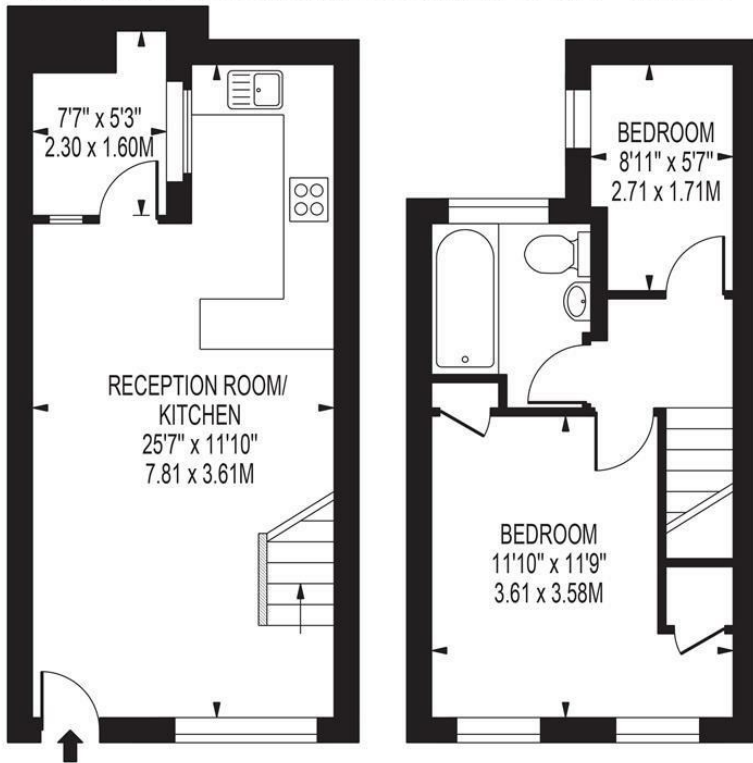


**A superbly presented and rarely available two bedroom freehold house with courtyard garden, conveniently located in a quiet Mews development in Wimbledon, a stone's throw away from the Northern Line tube and a short walk to Wimbledon Town Centre and Mainline Station. Refurbished by the current owners, the house comprises a large open plan reception room with kitchen, two bedrooms and a modern family bathroom. With its enviable location close to multiple transport links and outstanding schools. Sold with no onward chain, this is a great first time purchase or investment, and an early viewing is thoroughly recommended.**

# HAMILTON MEWS

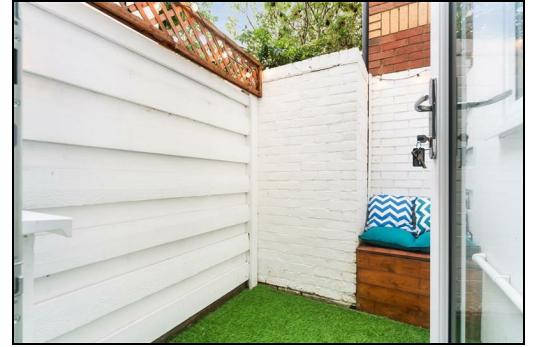


APPROXIMATE GROSS INTERNAL FLOOR AREA: 567 SQ FT - 52.69 SQ M



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.



- Freehold Mews House
- No Onward Chain
- Two Bedrooms
- Well Presented Throughout
- Private Courtyard Garden
- Quiet and secluded Location in Wimbledon
- Close Proximity to Multiple Transport Links and Outstanding Schools
- Freehold
- EPC Rating D
- Council Tax Band D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	91		

**Energy Efficiency Rating:** A scale from A (92+) to G (1-20). Current rating is 64, Potential is 91.

**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (92+) to G (1-20).

**England & Wales** EU Directive 2002/91/EC

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