

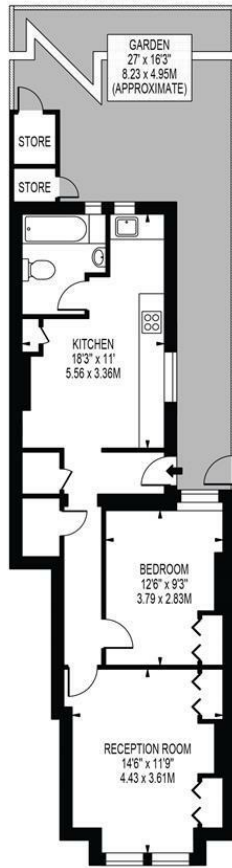
Hamilton Road Wimbledon, SW19 1JD

£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)

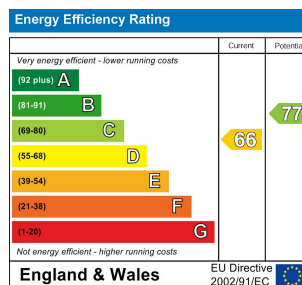


GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

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- "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



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