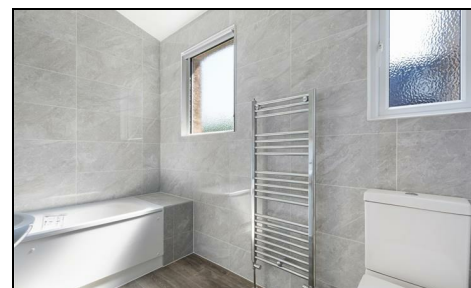
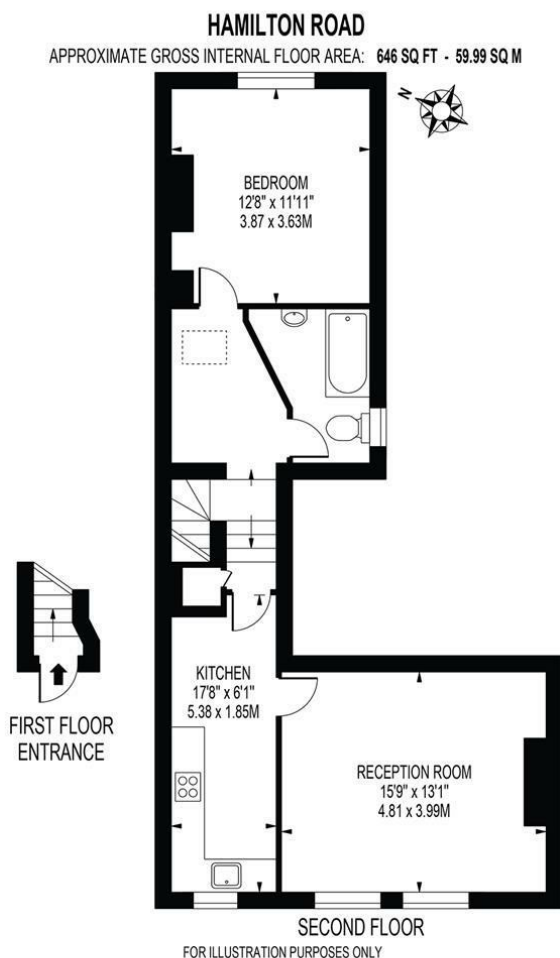


Hamilton Road South Wimbledon, SW19 1JG

£1,800 PCM

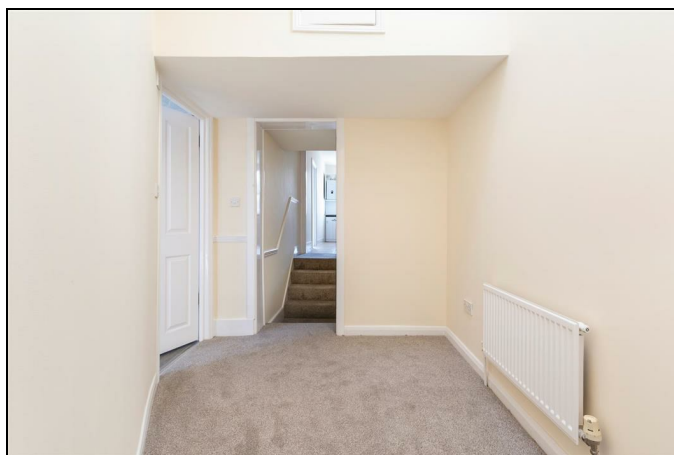


SPACIOUS NEWLY REFURBISHED FIRST FLOOR ONE BEDROOM APARTMENT WITH PARKING. Located just 3 minutes walk from South Wimbledon tube (Northern line zone 3) and 15 minutes walk to Central Wimbledon/train station. Features NEWLY FITTED KITCHEN with appliances including DISHWASHER, modern fully tiled bathroom, large lounge and bedroom, and a spacious hallway which could be utilised as a STUDY AREA with space for a desk. Double glazed windows and gas central heating.
EPC Rating: B. Council tax band C.



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.

- Spacious One Bedroom Apartment
- Off Street Parking
- Close to South Wimbledon Tube
- Walk Distance to Wimbledon Centre
- Modern Kitchen and Bathroom
- First Month Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band B
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

