

## Cinnamon Apartments, Hamilton Road, Wimbledon SW19 1JF



### Guide Price £425,000 Leasehold

This superb apartment built in recent times forms part of this small development and at 641sqft provides impressive accommodation, presented in excellent condition and with ample glazing is flooded with natural light. There are quality fixtures and fittings throughout including Bosch appliances and underfloor heating. The light and bright open plan reception/kitchen provides generous living space, with a great sized double bedroom and separate shower room/WC. Conveniently located both for easy access to South Wimbledon tube (Northern Line) and Wimbledon town centre with its excellent shopping, leisure and transport facilities, whilst Wimbledon Village with its boutique shops, restaurants and bars is within easy reach. Council tax band C.

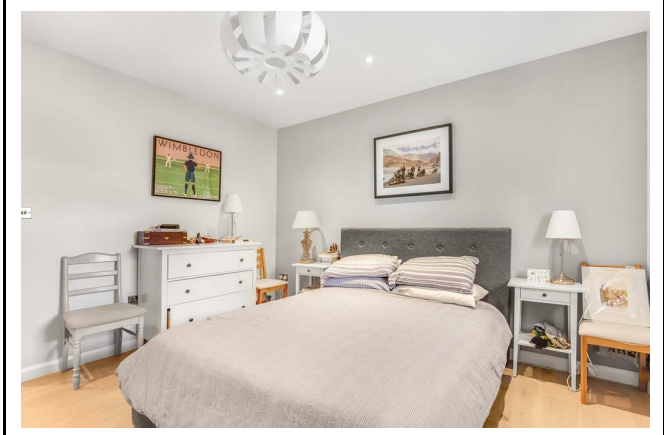
- 641 sq ft
- First floor apartment
- Recent construction
- New build warranty remaining
- High specification fixtures and fittings
- Under floor heating
- Open plan & naturally bright
- Leasehold - approx 120 years
- Yearly service charge approx £900 - Yearly ground rent £150
- No onward chain

020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

The property is conveniently placed for South Wimbledon (Northern line) underground station and has the benefit of many local amenities on the doorstep. There is a large Sainsbury's superstore close by and Wimbledon Town centre with its Mainline/District line station together with shops, bars, restaurants and leisure facilities is very easily accessible.

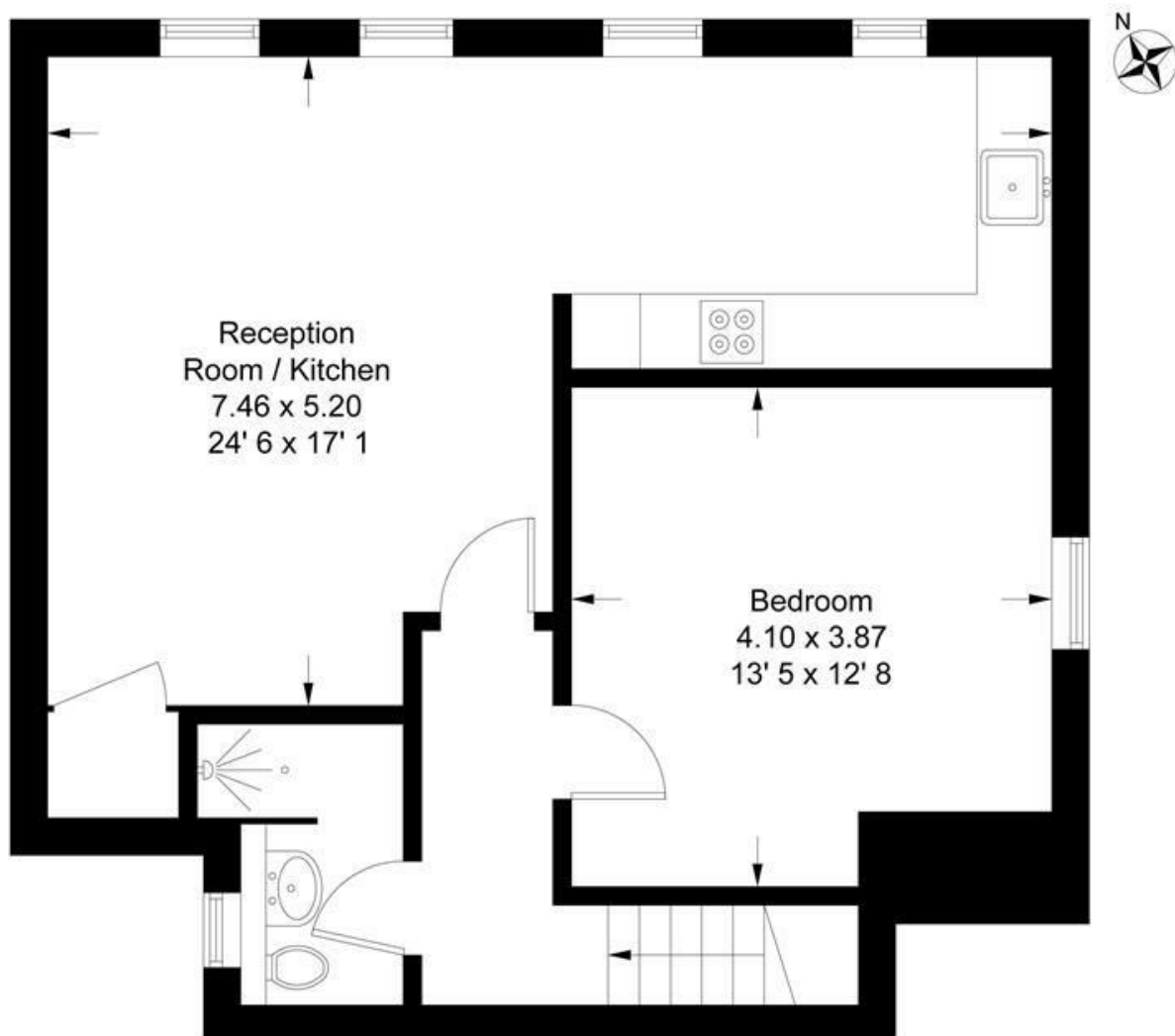




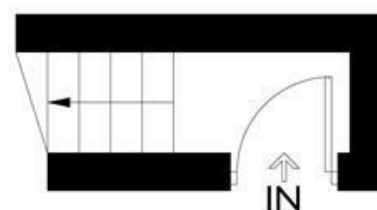


# Cinnamon Apartments

Approximate Gross Internal Area = 641 sq ft / 59.5 sq m



**First Floor**  
618 sq ft / 57.4 sq m



**Ground Floor**  
23 sq ft / 2.1 sq m

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**EPC Rating C**  
**Council Tax: C**

**Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson**

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