



## Hamilton Road, SW19

£1,750,000

A five-bedroom three-bathroom end of terrace Victorian-style newly built family home, finished to an extremely high standard, this home forms part of a collection of bespoke houses that are located perfectly in a desirable and quiet location in Wimbledon.

Hamilton Road is located within the ever popular 'Battles' area of South Wimbledon, very near to the Northern Line tube station. The green open spaces of Haydons Road Rec & South Park Gardens are also conveniently located nearby.

### Features

- Five Double Bedrooms
- Three Bathrooms
- Double Reception Room
- Huge Kitchen/Diner
- Victorian Style Build
- Duplex Studio/Office



## Hamilton Road, SW19

On the ground floor there is a large, convenient entrance hall designed with families in mind. Followed by a large double-reception room, utility room, and large kitchen diner with bi-folding doors to the rear and a 'winter garden' in the middle. On the first floor, you have three double bedrooms and two bathrooms.

On the second floor the master bedroom suite with en-suite bathroom and another bedroom. This house benefits from underfloor heating on the ground floor, a highly energy-efficient mega-flow system all powered in part by the solar panels on the roof. There are a number of great schools locally, such as Pelham Primary & St Mary's Primary School.



# Hamilton Road, Wimbledon, SW19



Total area (approx.): 192.29 sq. m (2070 sq. ft)  
(Excluding Eaves)  
Outbuilding: 17.57 sq. m (189 sq. ft)  
Balcony: 3.45 sq. m (37 sq. ft)