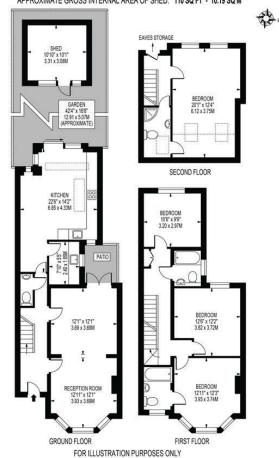
## HAMILTON ROAD

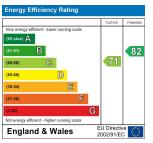
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1656 SQ FT - 153.85 SQ M (INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED) APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 49 SQ FT - 4.55 SQ M APPROXIMATE GROSS INTERNAL AREA OF SHED: 110 SQ FT - 10.19 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GEBERAL CUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

MAY INTENDING PURCHASER OR LESSEE SHOULD SATISFY HEMSELYES BY MISPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTINESS OF EACH STATEMENT





## Ellisons

Wimbledon
Lettings
11 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 8626
E lettings@ellisons.uk.com
www.ellisons.uk.com

## Hamilton Road Wimbledon, SW19 1JF



£3,500 PCM:

FABULOUS spacious FOUR double bedroom, THREE bathroom family home, with a wonderful, private WEST FACING GARDEN. Located within the sought after 'Battles' area of Wimbledon, close to South Wimbledon tube.

The property features a LARGE double reception room with LOVELY wood flooring, spacious fitted kitchen/diner and ground floor WC. Upstairs are FOUR double bedrooms, master with ENSUITE shower, plus family bathroom and extra shower room. Good size garden with large shed.

This property offers easy access into Wimbledon town centre for train services into London Waterloo as well as being close to South Wimbledon underground station (Northern Line). EPC - C Council Tax - F



## **SPECIFICATION:**

- Four double bedrooms
- Three bathrooms
- Good size west facing garden
- Large double reception room
- · One months rent in advance
- · Five weeks security deposit
- One weeks holding deposit
- EPC C
- Council tax band E







Reception
Reception
Bedroom
Bedroom
Bedroom
Bedroom
Kitchen





