

**SW19**

*it's all in the postcode...*



## Ryecroft House

Hamilton Road

**£425,000**

- Two bedroom flat
- Great location
- No chain
- Ground floor
- Battles area



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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Discover this chic two-bedroom flat, steps from South Wimbledon Tube and a short walk to Wimbledon Mainline station. Set on a peaceful street, it offers a modern kitchen, spacious lounge, and versatile bedrooms – ideal for families or professionals seeking convenience and tranquility in the heart of the Battles.



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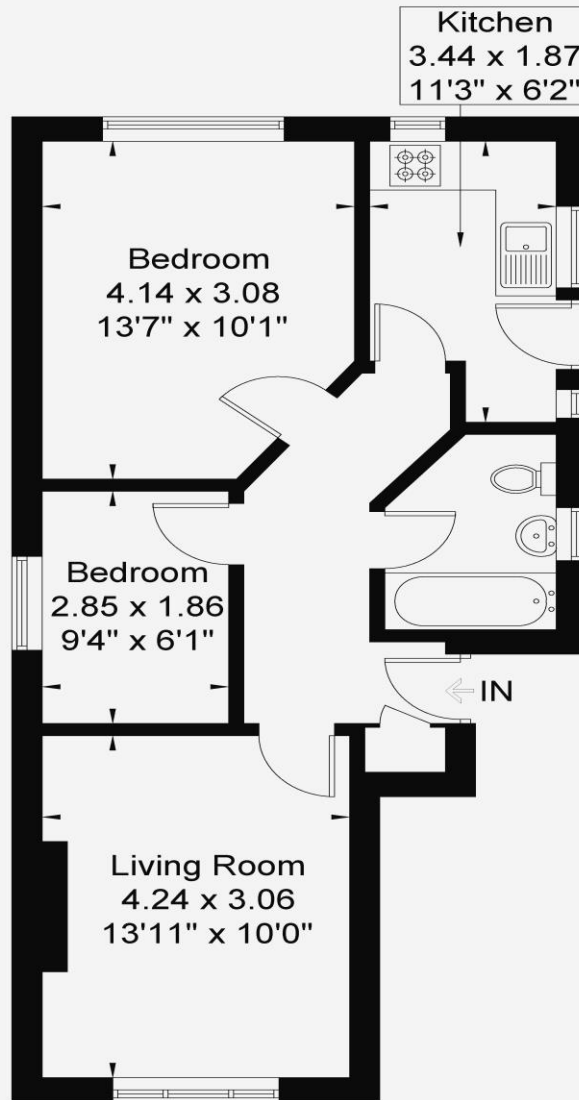
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## Ryecroft House SW19

Approximate Gross Internal Area = 49 sq m / 527 sq ft



**Ground Floor**  
**49 sq m / 527 sq ft**

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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