

SW19

it's all in the postcode...



Hamilton Road

Wimbledon

Offers in Excess of £400,000

- Two bedroom top floor flat
- Battles area
- Balcony
- Short walking distance to Wimbledon Town Centre
- No chain



020 8544 2828

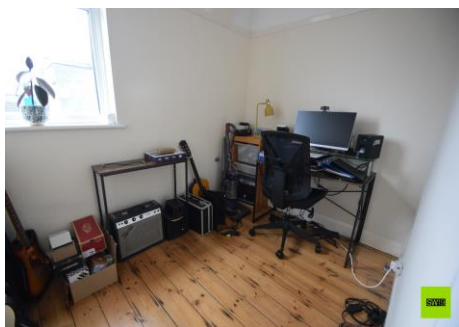
Wimbledon: Wimbledon Park: Colliers Wood

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This two bedroom top floor flat is located on Hamilton road, South Wimbledon. The flat has a spacious living / dining room with French doors leading to a balcony area. The property flows very well and has a great deal of storage space. Fitted kitchen, good size master bedroom and a large single bedroom ideal as a child's or office. The bathroom is modern and fitted with shower over bath. Just minutes away from South Wimbledon station (Northern line) and the town centre (Wimbledon mainline station). Perfect for first time buyers or investors!



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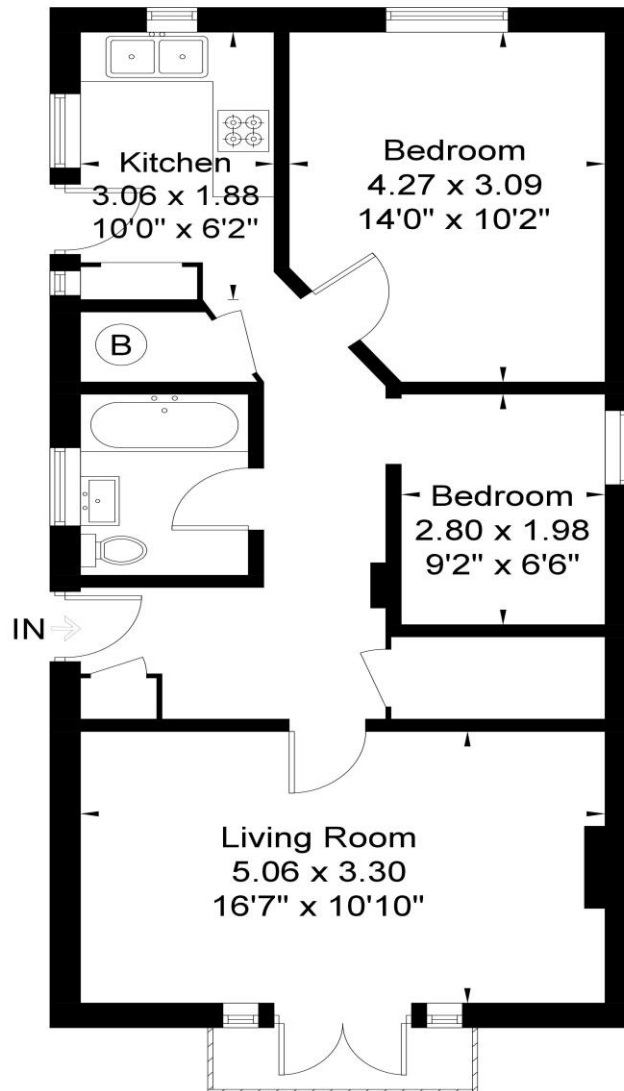
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Rycroft House SW19

Approximate Gross Internal Area = 60.8sq m / 654 sq ft



Second Floor 60.8 sq m / 654 sq ft

www.epc.uk.com 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

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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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