



Hamilton Road, SW19

£1,650,000

A Victorian style new build home, with five bedrooms, two bathrooms a large double reception room with kitchen/diner leading to a private garden. There is also a duplex studio/work-from-home space in the garden. There is an extremely high specification throughout.

Hamilton Road is within the sought-after 'Battles' area within Wimbledon. It is near the northern line, superb schools, a selection of shops, bars and restaurants as well as the green open spaces of Haydons Road Recreation Ground.

Features

- Five Double Bedrooms
- Three Bathrooms
- Double Reception Room
- Large Kitchen/Diner
- Victorian Style End Of Terrace
- Large Duplex Studio In Garden



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On the first floor, you have three double bedrooms all with built-in wardrobes and two bathrooms. On the second floor the master bedroom suite with en-suite bathroom and another bedroom, as well as built-in wardrobes and eaves storage. This house benefits from underfloor heating on the ground floor, a highly energy-efficient mega-flow system powered in part by the solar panels on the roof.

There is also permit parking available on the street. The EPC Rating of B means that the new owner will benefit from low bills and low maintenance for years to come. There are several great schools locally, such as Pelham Primary & St Mary's Primary School.



Hamilton Road, London, 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)