

Lot 166



52 Hamilton Road, Wimbledon,  
London, SW19 1JF

Upon  
instruction of  
**Countrywide**

■ **Leasehold first floor flat**

**Location:**

The property is located on Hamilton Road. Shopping amenities can be found locally within Wimbledon and a more comprehensive range of bars, shops and restaurants found within Central London to the north east. Public transport links are available at South Wimbledon Underground Station (Northern Line) to the south and Wimbledon Train, Tram and Underground Station (District Line) to the north west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A24 to the south and A218 to the east. Recreational pursuits can be found at Nelson Gardens to the south.

**Accommodation:**

Two bedrooms, reception room, kitchen, bathroom/wc

**EPC Rating:** C

**Council Tax Band:** C

**Lease:**

Held on a lease for a term beginning on and including 25/03/1997 ending on and including 24/03/2186.

**To view:**

Strictly by arrangement with the auctioneers.



All enquiries Ref: Emma Hughes