



**Hamilton Road, London SW19 1JF**



## ***Welcome to*** **Hamilton Road, London**

A two-bedroom period conversion flat, situated on the first floor of a Victorian terraced House, on Hamilton Road. This property has a large lounge at the front of the property with two bedrooms, separate kitchen and loft space. This property would benefit from a refurbishment throughout and has potential to reconfigure if desired. There is potential to extend into the loft to create additional bedrooms subject to planning permission and Freeholder consent.

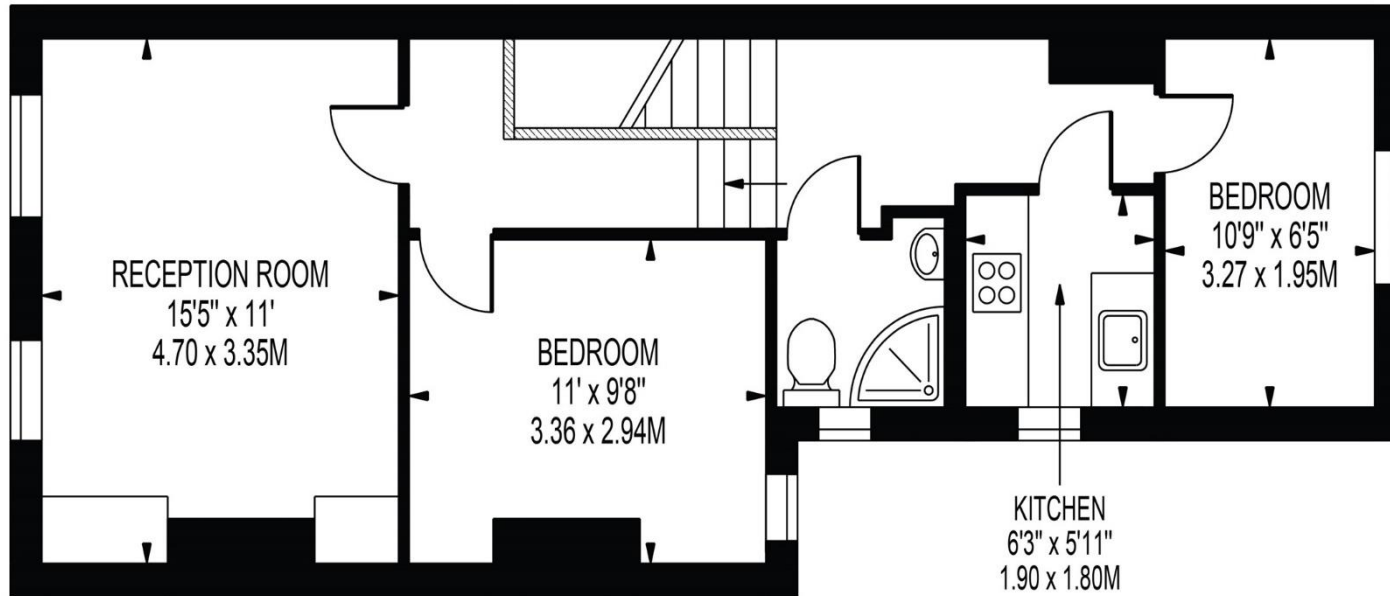
Hamilton Road is a well desired road, tucked away from the main road while being a short distance to the Northern Line Station at South Wimbledon. There are lots of local amenities nearby and the popular Wimbledon Quarter 1.5m down the road.

A great opportunity to buy a versatile property on a stunning road and make it your own.

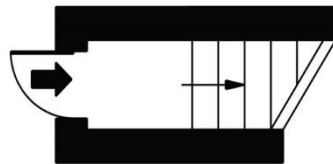


# HAMILTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 574 SQ FT - 53.37 SQ M



FIRST FLOOR



GROUND FLOOR  
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **Hamilton Road, London**

- 2 bedroom period conversion flat
- Long lease of 161 years, peppercorn ground rent
- No Chain
- Close to Northern Line Station at South Wimbledon
- 

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 0.01

This is a Leasehold property with details as follows; Term of Lease 161 years from 01 Jun 2025.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £390,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108890](https://barnardmarcus.co.uk/Property/TTG108890)



Property Ref:  
TTG108890 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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