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1-3 Hamley Court, 14 Thackeray Close Wimbledon, London SW19 4JL



Three ultra-modern newly completed family houses boasting the latest smart home technologies, well located between Wimbledon Village and Wimbledon Town with easy access to the exclusive shops and boutiques of 'The Village'.
With fantastic far reaching views of the South Downs. **Vacant.**

Tenure
Freehold.

Location

- Thackeray Close can be found off the western end of Thornton Hill
- A variety of popular and fashionable cafés, bars and restaurants can be found close by along Wimbledon Broadway
- Shopping facilities can be found in Centre Court and in the centre of Wimbledon
- The wide expanses of Wimbledon Common are within easy reach and provide a variety of picturesque recreational areas

- Wimbledon (District Line)
- Wimbledon

Description

- Newly completed development of three luxury houses
- Located at the end of a quiet, residential cul-de-sac on the upper slopes between Wimbledon Village and Wimbledon Town

- Each house has been cleverly and individually designed to create well-proportioned entertaining and living space
- Specification includes -
 - Quartz kitchen worktops with a breakfast bar
 - Underfloor heating throughout
 - Nest cam security system providing 24/7 live video streaming with motion & sound alerts
 - LED lighting throughout
 - TV points to all principal rooms, pre-wired for Sky TV
 - Siemens integrated appliances
 - Rako lighting system
 - Front door video entry system
 - 10 year build zone warranty
 - 2 year kitchen appliance guarantee
 - External power and lighting to rear gardens
- The buyer will be purchasing an SPV containing all three properties and therefore they may benefit from stamp duty relief



Accommodation

1 Hamley Court

- Ground Floor – Kitchen/Breakfast Room, Media Room, Separate WC, Store/Garage (1,003 sq ft)
- First Floor – Two Reception Rooms, WC (692 sq ft)
- Second Floor – Three Bedrooms (One with En-Suite Shower/WC), Bathroom/WC (688 sq ft)
- Third Floor – Two Bedrooms both with En-Suite Shower/WC (554 sq ft)

Total Internal Floor Area – 2,973 sq ft

2 Hamley Court

- Ground Floor – Kitchen/Breakfast Room, Media Room, Separate WC, Store/Garage (1,080 sq ft)
- First Floor – Two Reception Rooms, WC (690 sq ft)
- Second Floor – Three Bedrooms (One with En-Suite Shower/WC), Bathroom/WC (688 sq ft)
- Third Floor – Two Bedrooms both with En-Suite Shower/WC (630 sq ft)

Total Internal Floor Area – 3,088 sq ft

3 Hamley Court

- Ground Floor – Kitchen/Breakfast Room, Media Room, Separate WC, Store/Garage (1,080 sq ft)
- First Floor – Two Reception Rooms, WC (690 sq ft)
- Second Floor – Three Bedrooms (One with En-Suite Shower/WC), Bathroom/WC (688 sq ft)
- Third Floor – Two Bedrooms both with En-Suite Shower/WC (630 sq ft)

Total Internal Floor Area – 3,088 sq ft

Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)