



MERTON ROAD, LONDON, SW18
OIEO £400,000

Carter Jonas

MERTON ROAD, LONDON, SW18

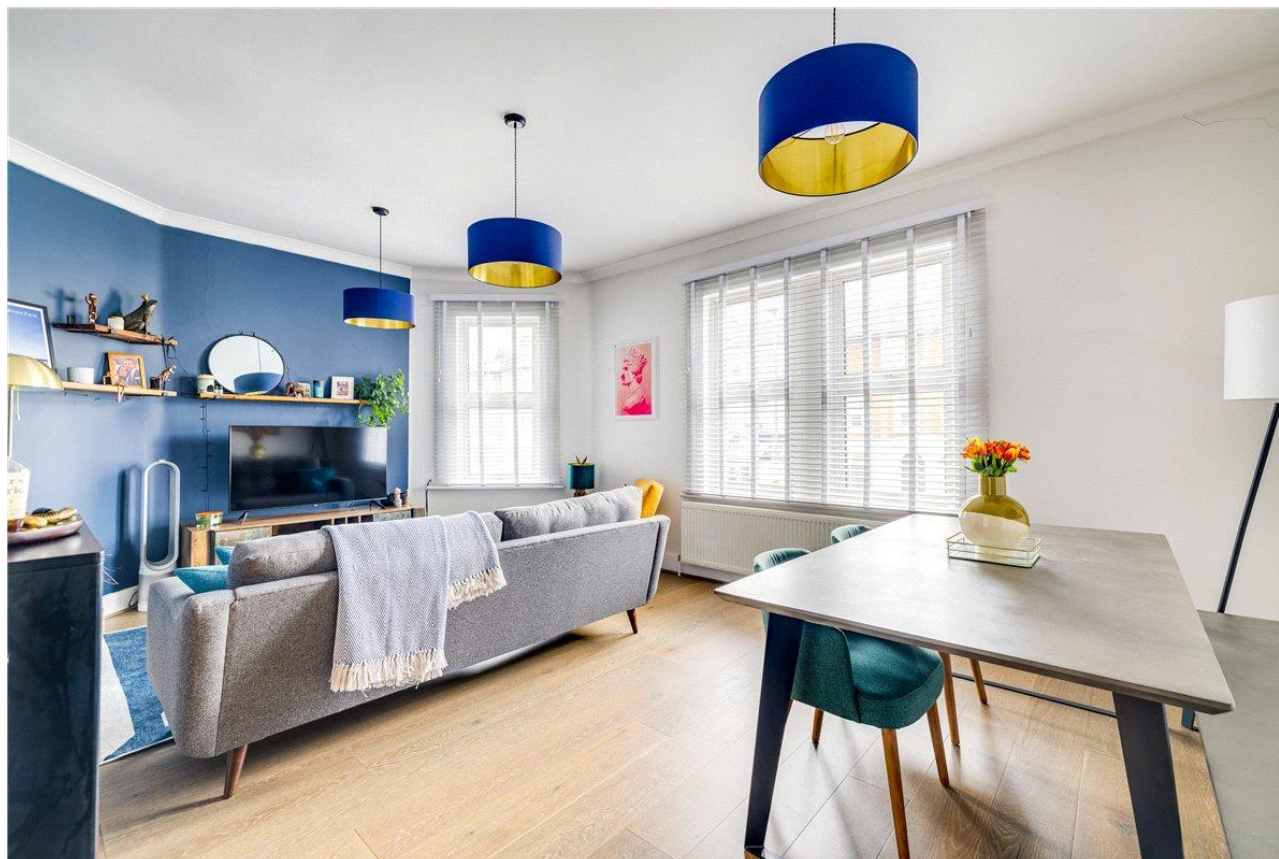
This one-bedroom flat offers spacious rooms throughout, has been refurbished to a high standard throughout. Upon entering the flat through the private entrance, the flat comprises a kitchen to the rear which includes a breakfast bar, tasteful fittings and sleek worktops along with bespoke joinery. The large reception to the front offers an abundance of natural light and includes a dining area. There is a large bedroom and bathroom with shower.

The flat further includes an off-street parking space.

Merton Road is conveniently located to all the shops in Southfields and the underground links along with the Southside Shopping Centre in Wandsworth and the amenities in Earlsfield. The green open spaces of King George's Park is 380m away.

Sole Agents.

A SPACIOUS AND EXTREMELY WELL PRESENTED ONE BEDROOM FLAT WITH ITS OWN ENTRANCE AND OFF-STREET PARKING SPACE.



AMENITIES

- Tastefully refurbished throughout
- One bedroom
- Large reception room
- Off street parking

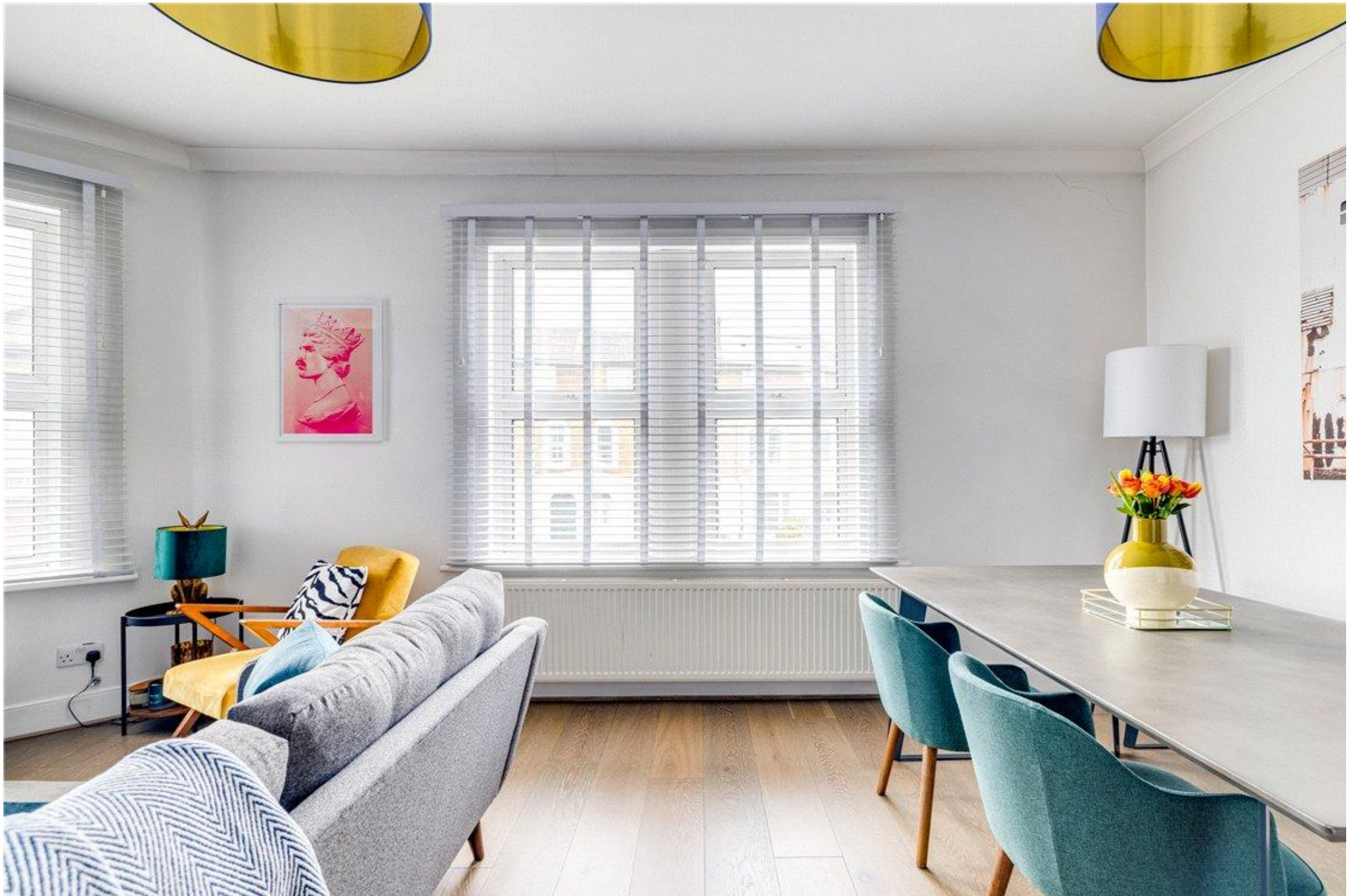
TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C



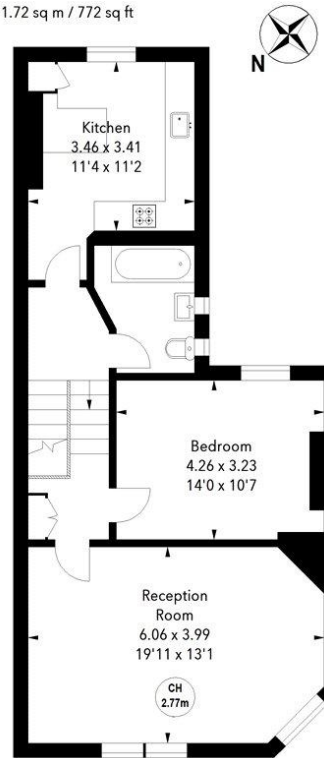
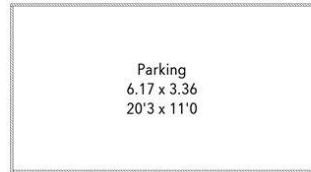
Classification L2 - Business Data



Merton Road, SW18

Approximate Area = 71.72 sq m / 772 sq ft

Key :
CH - Ceiling Height



Ground Floor Entrance

Approx. 5.48 sq m / 59 sq ft

First Floor

Approx. 66.24 sq m / 713 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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