



SARA MORTON
BESPOKE REAL ESTATE AGENT



76 Melbury Gardens , London, SW20 0DN Price Guide £375,000

BEAUTIFULLY PRESENTED PERIOD GROUND FLOOR CONVERSION APARTMENT WITH PRIVATE GARDEN.
The property has high ceilings and period features throughout.

From the communal entrance hall is an open plan modern kitchen with integrated appliances, reception and dining room with bay window over looking the private garden, feature fireplace with wood burner, stunning ornate ceiling mouldings, dado and picture rails.
There is also a modern wet room with W/C and double bedroom.

The apartment is next to Cottenham Park, which has tennis courts, recreation area and the popular Morley Park.
Raynes Park mainline station is close by, along with Wimbledon underground/mainline station and Wimbledon Chase mainline station.

There are local shops, David Lloyd and Energym close by, along with Wimbledon town centre and transport links to Kingston town centre and A3.

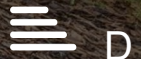
The property is presented to the market with NO ONWARD CHAIN.

LEASE 146 YEARS REMAINING
SERVICE CHARGE £0
GROUND RENT £0
COUNCIL TAX B MERTON COUNCIL

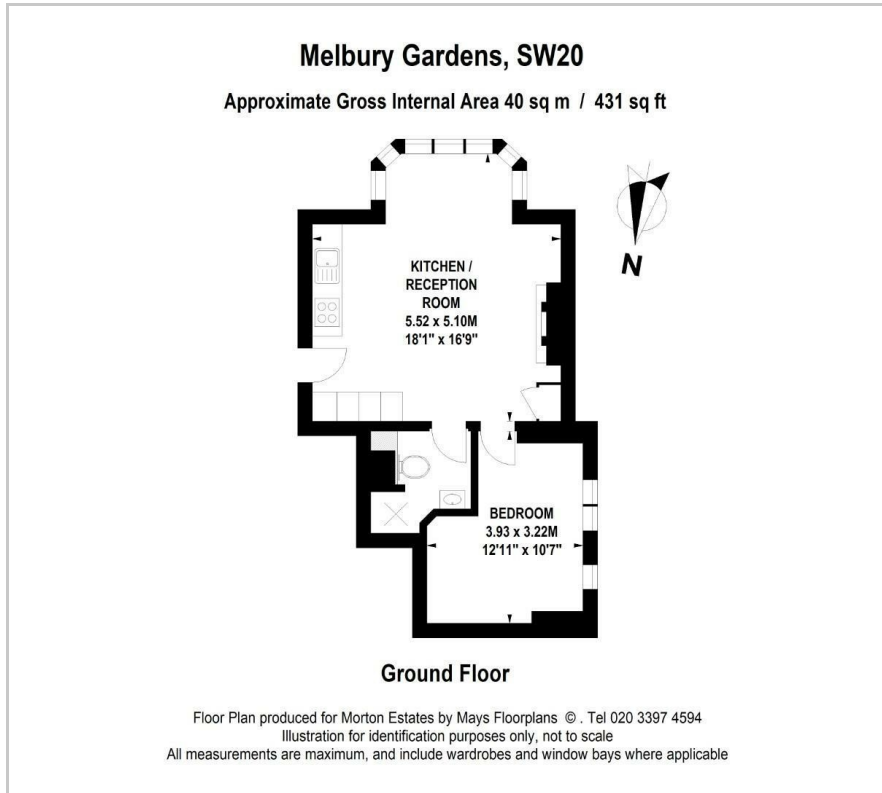
Viewing

Please contact our Sales Office on 0208 181 9660
if you wish to arrange a viewing appointment for this property or
require further information.

- NO ONWARD CHAIN
- ONE BEDROOM GROUND FLOOR APARTMENT
- PERIOD CONVERSION
- HIGH CEILINGS AND STUNNING ORNATE MOULDING TO CEILING
- MODERN KITCHEN
- WOOD BURNER AND FEATURE FIREPLACE
- PRIVATE GARDEN
- CLOSE TO RECREATION AREAS
- WELL PLACED FOR LOCAL SHOPS AND TRANSPORT LINKS TO WIMBLEDON AND KINGSTON
- WELL PLACED FOR RAYNERS PARK MAINLINE STATION AND WIMBLEDON MAINLINE AND UNDERGROUND



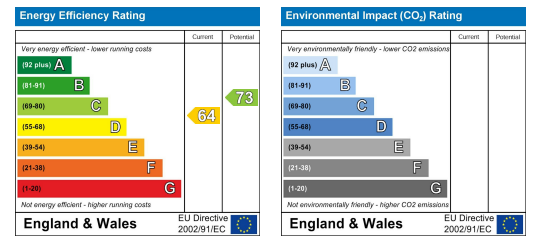
Floor Plan



Area Map



Energy Efficiency Graph



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