



Merton Road, SW19

£650,000

Victorian style new build apartment within close walking distance to South Wimbledon Tube Station (Northern Line) This two bedroom apartment with high ceilings and a large West-Facing roof terrace/balcony. There is underfloor heating throughout, a gas boiler and a Vent-Axia Mechanical Ventilation System providing constant fresh air into the apartment. There is a share of the freehold, 999 year lease and low running costs.

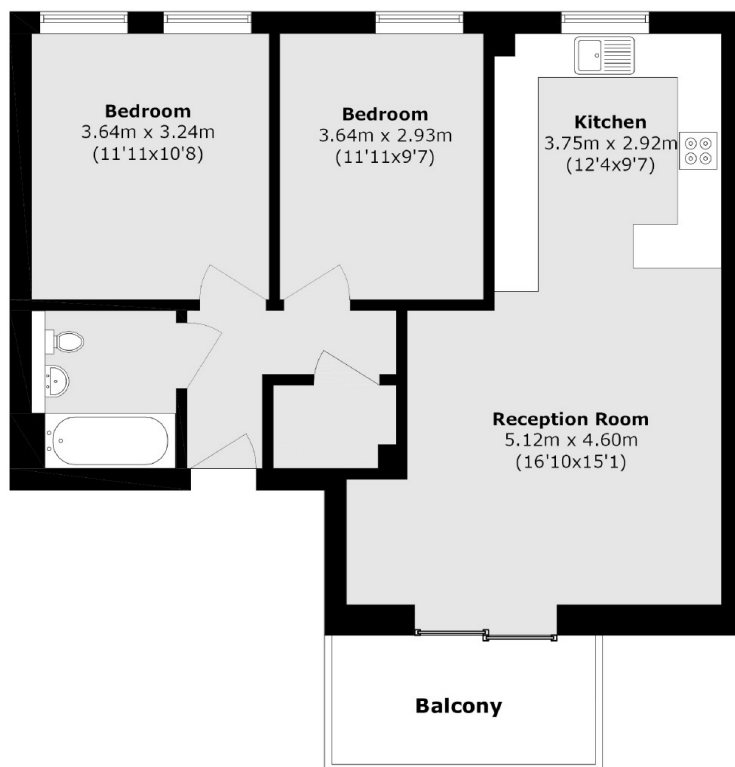
**** Please note that Images are representative, using show home photography from another project by the same developer. ****

Located adjacent to South Wimbledon Underground station (Northern line), which is just approximately 65 metres away. Merton Park and Morden Road Tram Stops are also nearby. Merton Road provides easy access to the A3, and the M25 motorway. There are numerous shops, bars, and restaurants on Merton High Street and in the wider

Features

- Two Bedrooms
- Private Terrace
- Worcester Gas Boilers
- Vent-Axia Mechanical Ventilation System
- Wet Underfloor Heating
- NEF Appliances
- Quartz Worktops
- Opposite South Wimbledon Underground

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Total area (approx.): 66.2 sq. m (712.6 sq. ft)

Balcony area (approx.): 6.4 sq. m (68.9 sq. ft)

Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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