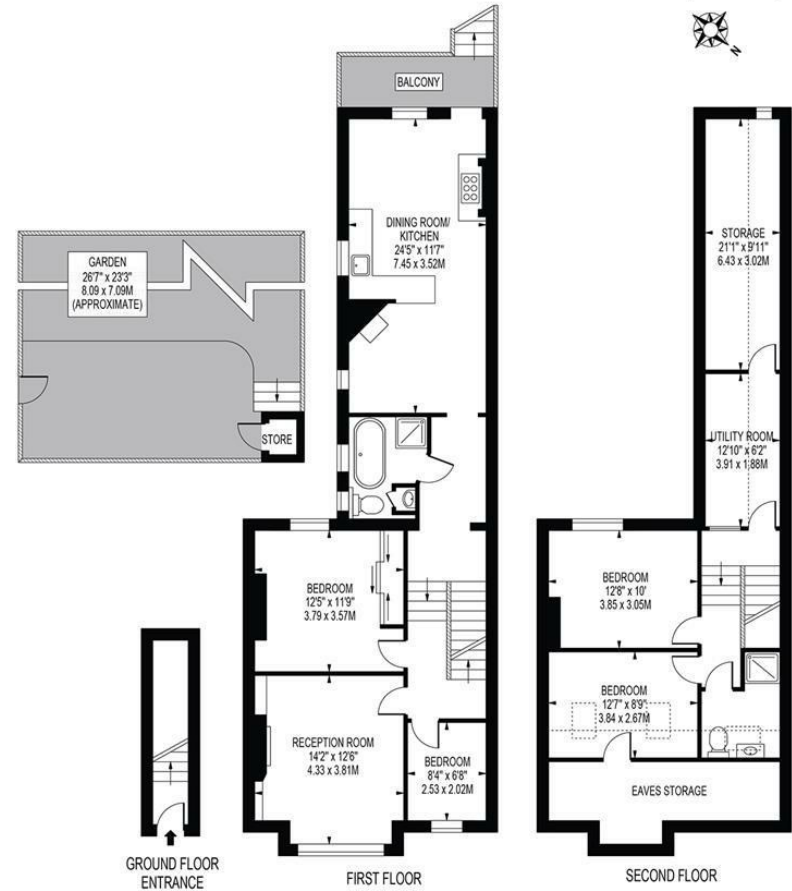


MERTON HALL ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1596 SQ FT - 148.30 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & EXCLUDING STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: 281 SQ FT - 26.08 SQ M



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.



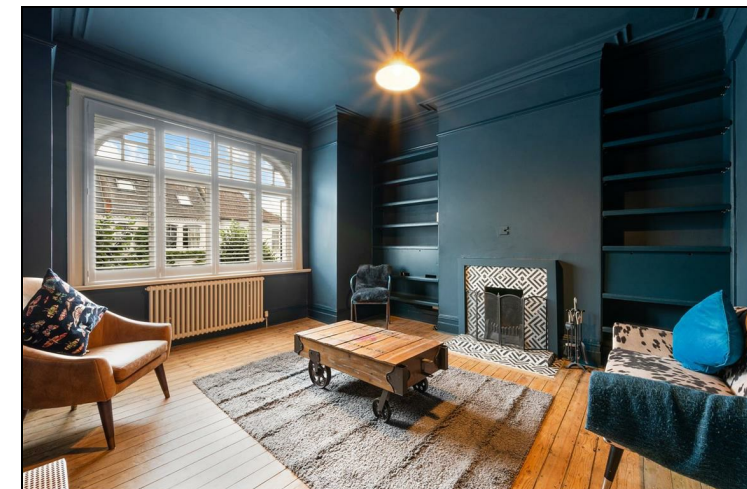
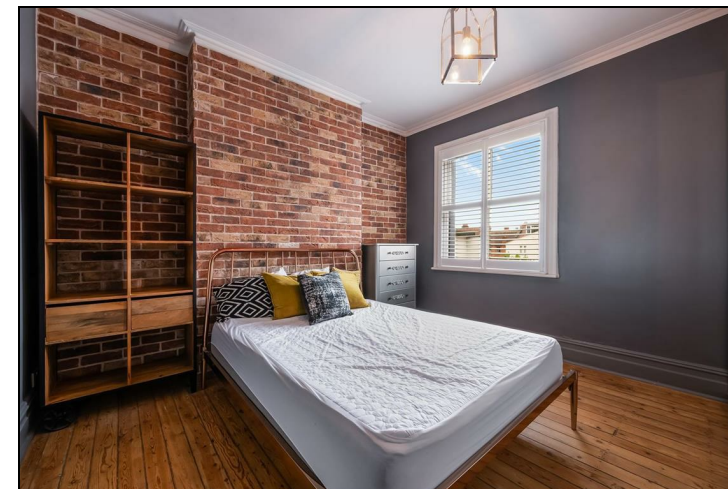
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£3,500 PCM:

STUNNING FOUR BEDROOM, TWO BATHROOM SPLIT LEVEL MAISONETTE
CLOSE TO WIMBLEDON CHASE SCHOOL

STUNNING split level four bedroom, two bathroom conversion flat with PRIVATE GARDEN, located close to Wimbledon Chase Primary School, Dundonald School and station, and within 1 mile of Wimbledon station and town centre. The property has a contemporary feel throughout and features a modern open plan kitchen/reception room, second reception room, three double bedrooms, one single currently used as a dressing room, two bathrooms and a private garden. EPC band D. Council tax band D.



SPECIFICATION:

- Contemporary four bedroom maisonette
- Two bathrooms
- Private garden
- Good Catchment Area For Schools
- Modern openplan kitchen
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band D
- Council tax band D

