

**Cannon Hill Lane
London, SW20 9ET**

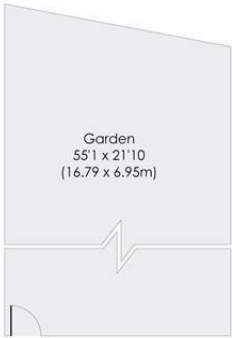
£575,000 Leasehold - Share of Freehold



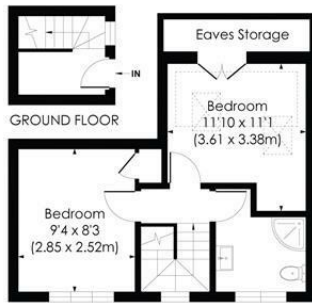
This is a superb and spacious three bedroom, two bathroom, split-level maisonette with lovely private garden, being sold with a share of freehold. Situated in a highly sought after location near to good transport links. Well presented throughout with a modern and contemporary feel. This will be a fantastic maisonette for any buyers looking in the area.

CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area
883 Sq. ft/82.02 Sq. m (Incl Eaves Storage)
854 Sq. ft/79.35 Sq. m (Excl Eaves Storage)



FIRST FLOOR



SECOND FLOOR



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Three Bedrooms
- Split Level
- Private Garden
- Lease : 80 years remaining
- Well Presented throughout
- Merton Council Tax Band - D
- EPC - C
- Share of Freehold
- Service Charge : TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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