

## Church Lane London, SW19 3HQ

**£730,000 Freehold**

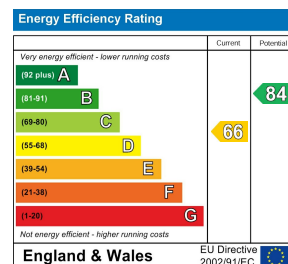


Nestled in one of the most desirable locations in the heart of the Merton Park Area of Wimbledon, a delightful and rarely available two bedroom 'Henry Quartermain Arts and Crafts' Cottage, offered to the market with no onward chain and the added convenience of off-street parking. Boasting an additional third loft room, modern family bathroom, spacious lounge and charming kitchen, with doors opening out onto a pretty 40ft rear garden. Positioned in a quiet cul-de-sac, in close proximity to exceptional local schools and a short distance to Wimbledon Broadway and its numerous transport links including Wimbledon Mainline, District Line and South Wimbledon Northern Line Tube.

## CHURCH LANE, SW19

Approx. Gross Internal Floor Area

893 Sq. ft/83.0 Sq. m (Including Reduced Height)  
851 Sq. ft/79.1 Sq. m (Excluding Reduced Height)



- Period Terraced Cottage
- Two Bedrooms with Loft Space
- Peaceful Cul-De Sac Location in Merton Park
- Off-Street Parking
- Sought After Local Schools
- Excellent Transport Links
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E

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