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## Harland Close Merton Park, SW19 3HZ

£400,000 Leasehold









In excellent condition and offered to the market with no onward chain, a contemporary two double bedrooms first floor purpose built flat, originally constructed in the mid 1990's and located in a quiet residential Close in the desirable area of 'Merton Park', SW19. The property offers a spacious reception, two double bedrooms, a family bathroom and a well-kept modern separate kitchen alongside ample storage. Situated within a few minutes' walk from Morden Northern Line Tube Station and Town Centre, along with Morden Road Tram stop, allowing quick access into Wimbledon Town Centre and Croydon. This is a brilliant first time purchase or buy to let investment in such a desirable postcode.

## HARLAND CLOSE, SW19

Approx. Gross Internal Floor Area 697 Sq. ft/64.79 Sq. m





FIRST FLOOR

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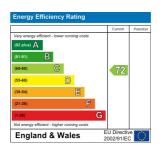
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- · First Floor Purpose Built Apartment
- Two Double Bedrooms
- · Desirable Location Close to Multiple Transport Links
- In Excellent Condition
- · Allocated Parking
- · No Onward Chain
- Ground Rent £140.00 per annum and Service Charge £1,720.00 per annum
- · Leasehold 96 Years Remaining
- · EPC Rating C
- · Merton Council Tax Band D









For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166





