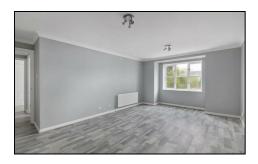
## Ellisons

Morden
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Surrey SM4 5BL
T 020 8543 1166
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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 bedroom 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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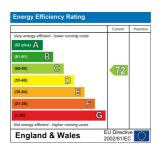
ins noor plan has seen prepared for the purpose or austration only in occordance with the latest KLL2 code of measuring proclice and a not to scale. All measurements and areas are approximated and whilet every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatemen

- · 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





