

## Harland Close Merton Park, SW19 3HZ

**£400,000 Leasehold**

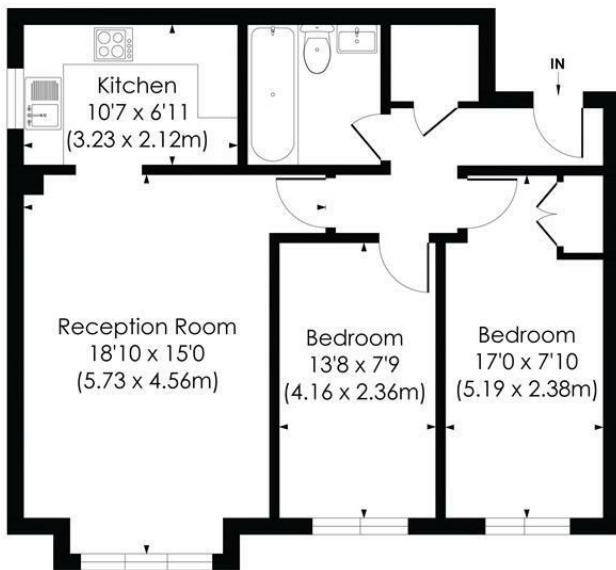


In excellent condition and offered to the market with no onward chain, a contemporary two double bedroom first floor purpose built flat, originally constructed in the mid 1990's and located in a quiet residential Close in the desirable area of 'Merton Park', SW19. The property offers a spacious reception, 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.

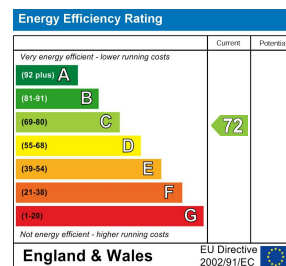
## HARLAND CLOSE, SW19

Approx. Gross Internal Floor Area

697 Sq. ft/64.79 Sq. m



FIRST FLOOR



- 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

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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