

## Merton Mansions Bushey Road London, SW20 8DQ

£2,100 PCM



### NEWLY REFURBISHED SECOND FLOOR APARTMENT

Renovated and decorated throughout with no monies spared comes this lovely two double bedroom apartment. With over 800 SQ FT of space, the property comprises a large reception, kitchen and a bathroom with a separate WC.

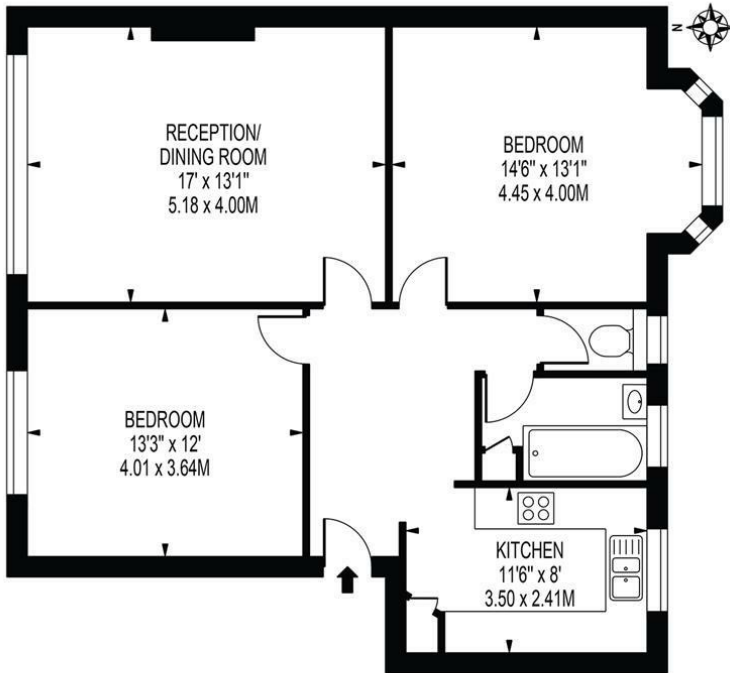
Further benefits include gas central heating, parking and double glazing throughout.

Merton Mansions is situated off West Barnes Lane and is in close proximity to Raynes Park Train Station.

EPC C  
Council Tax Band C

## MERTON MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 816 SQ FT - 75.79 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two Bedroom
- Second Floor Flat (No Lift)
- Newly Refurbished
- Parking
- One Weeks Holding Deposit Required
- One Months Advance Rent
- Five Weeks Deposit
- No Admin Fees
- Council Tax Band C
- EPC C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC



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

**Celebrating 30 years of successful Sales and Lettings in Merton**

