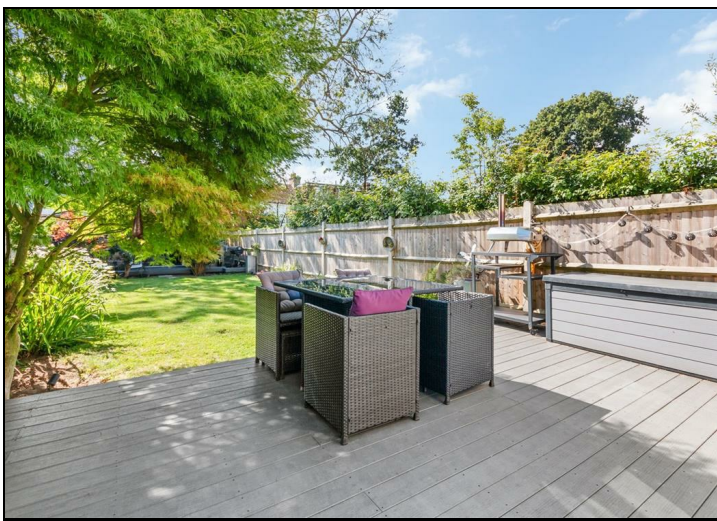


**Adela Avenue
Motspur Park, KT3 6LG**

£400,000 Leasehold - Share of Freehold



This gorgeous 644 sqft ONE DOUBLE BEDROOM ground floor conversion Flat has an exceptional 57'ft South West facing Rear garden with recently constructed home office, a beautiful kitchen and extended reception/dining area. Located in one of Motspur Parks most desirable Roads only 0.3 Miles to Mostpur Park Station, Shops and The Sir Joseph Hood Memorial Playing Fields. Share of freehold with extended Lease.



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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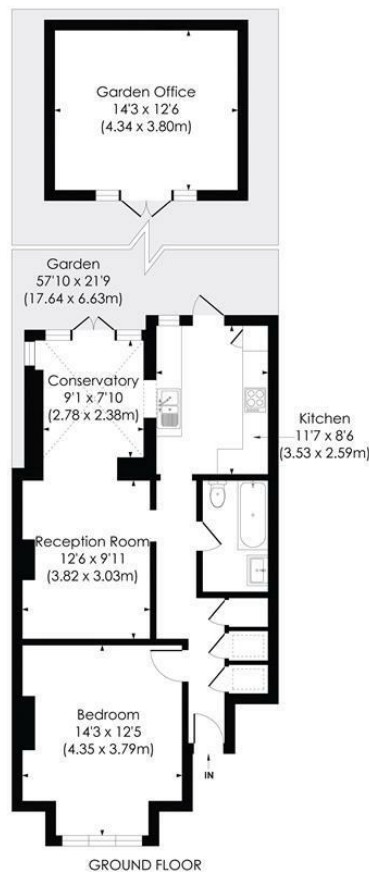


ADELA AVENUE, KT3

Approx. Gross Internal Floor Area

644 Sq. ft/59.80 Sq. m (excl. Garden Office)

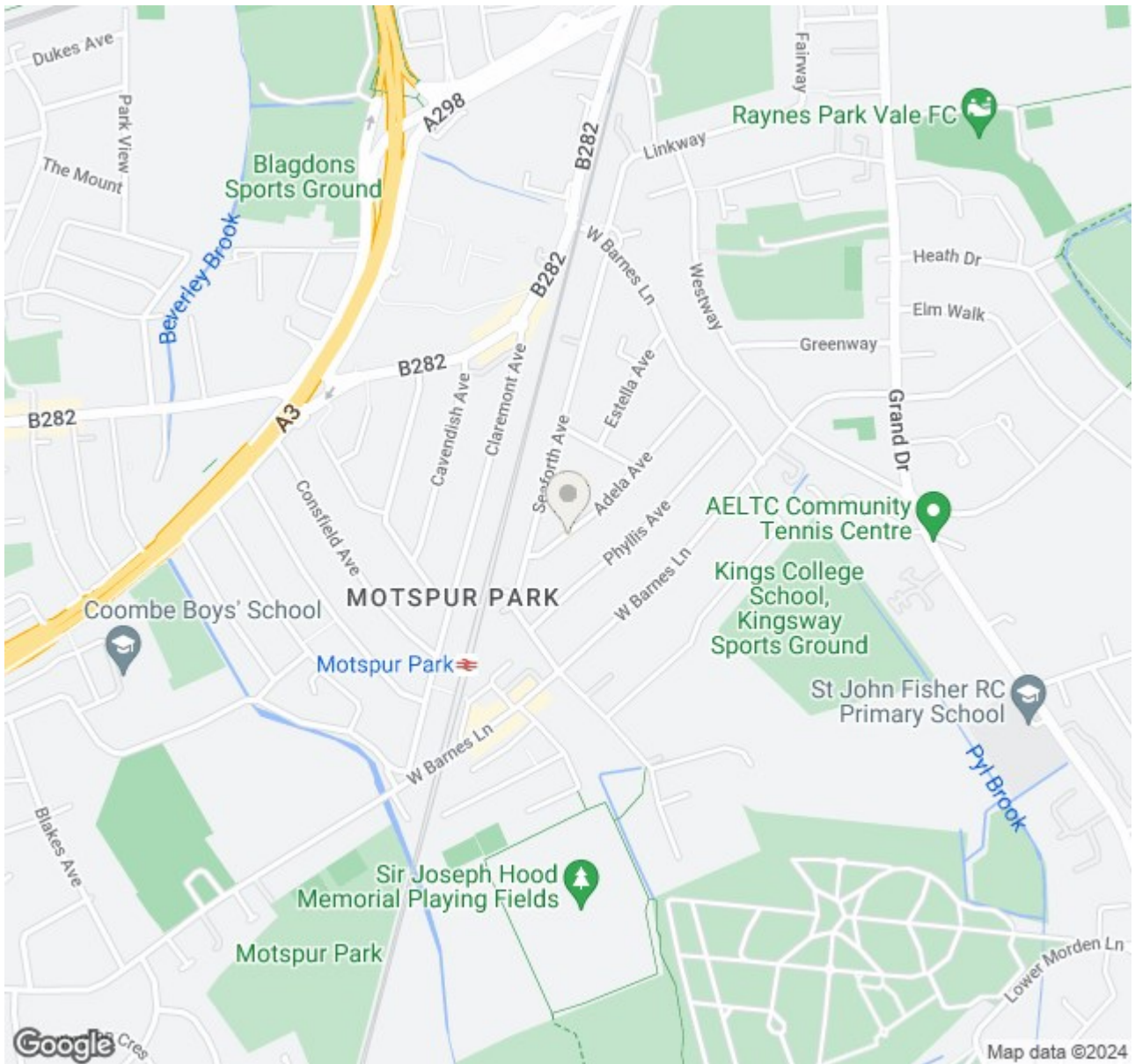
Garden Office 177 Sq. ft/16.49 Sq. m




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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- One Double Bedroom - 644 sqft
- Ground Floor Conversion Flat - Share of Freehold
- Exceptional 57'ft South West Facing Garden
- Recently Constructed 14'3 x 12'6 Home Office
- Extended Reception/Dining Room
- 0.3 Miles to Mostpur Park Station
- Street Parking Available
- Beautiful Kitchen and Bathroom
- Merton Council Tax Band - C
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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