



Cumber House, Merton Road, London SW18 5JZ

welcome to

Cumber House, Merton Road, London

A contemporary two bed apartment located in an attractive development in a desirable and sought-after location.

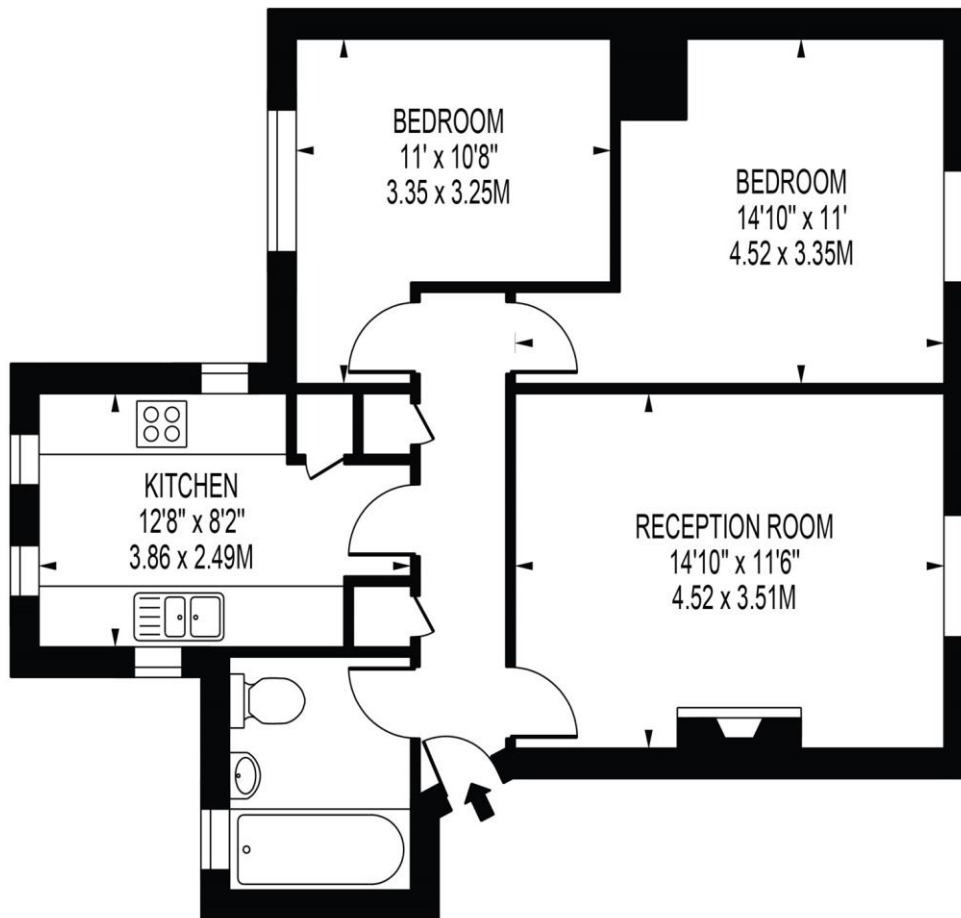
This stunning property is located on the fourth floor of a modern block, and comprises of two well-sized double bedrooms, a smart bathroom, a chic, fully integrated kitchen, and an imposing reception room. It also boasts well-kept communal gardens.

Cumber House is located within a 10 minute walk (0.4 miles) from Earlsfield overground station with trains into Clapham Junction and Waterloo, and Southfields underground station (District Line), as well as the many popular restaurants, cafes and bars in both areas.



CUMBER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 624 SQ FT - 57.96 SQ M



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Welcome to

Cumber House, Merton Road, London

- Two Double Bedrooms
- Modern Fitted Kitchen
- Communal Gardens
- Chain Free
- Convenient for both Earlsfield and Southfields

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104656



Property Ref:
EAR104656 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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