



Merton Road, London SW18 1QY



welcome to
Merton Road, London

A chain free top floor two bedroom conversion apartment situated on the quiet north end of Merton Road, close to East Putney, Wandsworth and Southfields.

Spaced over two floors the property comprises a bright and airy open plan kitchen / reception room, two bedrooms, and a bathroom.

There are many easy travel connections including regular buses to Clapham Junction, easy access to East Putney and Southfields Stations, and with the A3 around the corner, the property is ideally positioned for anyone commuting in or out of the City. Offering easy access to Wandsworth Town and also the various shops and amenities of Southside Shopping Centre, viewings are highly recommended.

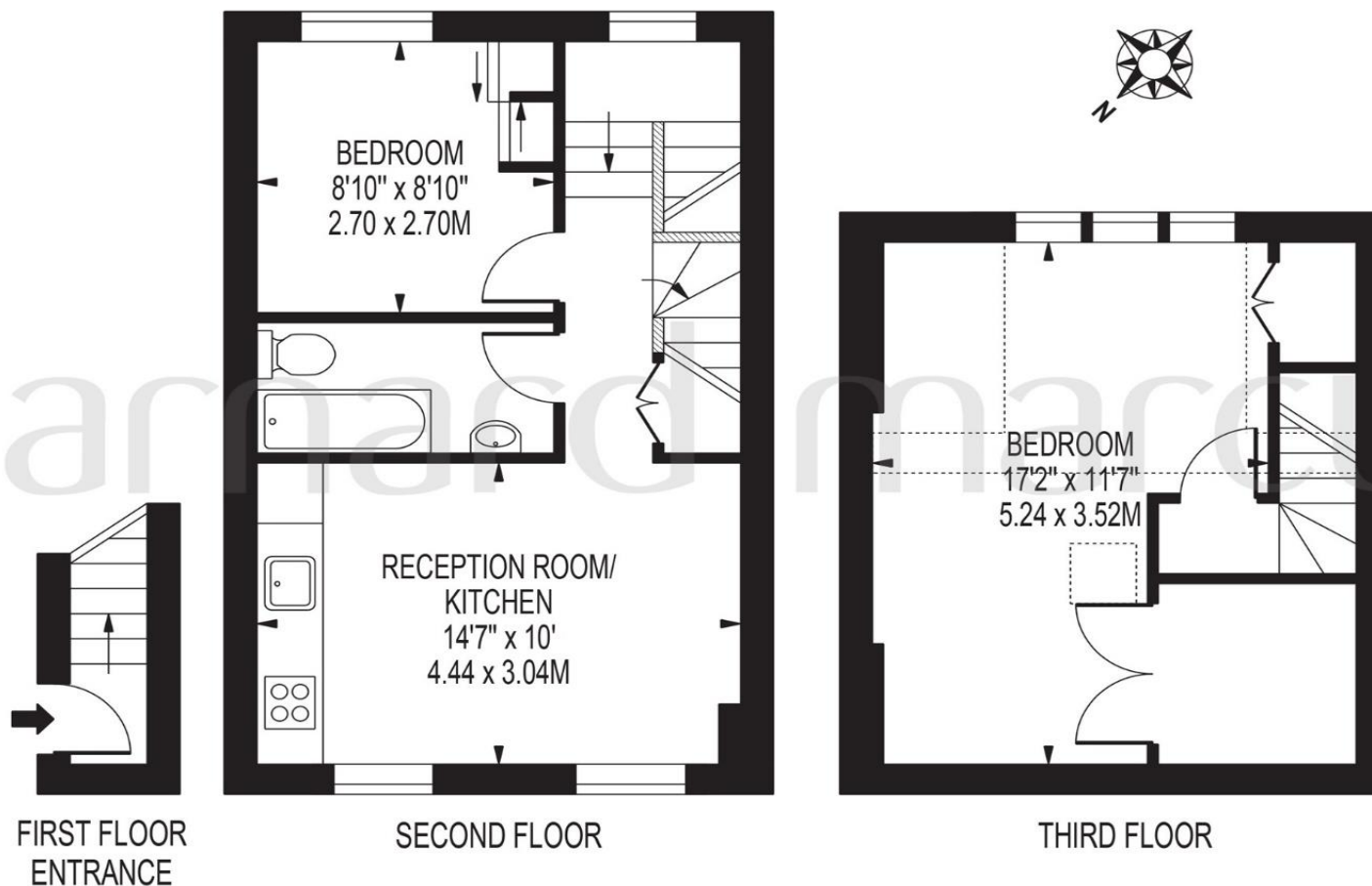


MERTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 601 SQ FT - 55.80 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 179 SQ FT - 16.65 SQ M



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.

welcome to

Merton Road, London

- Top Floor Conversion Flat
- Bright & Airy Accommodation
- Chain Free
- Convenient for East Putney, Wandsworth & Southfields
- Two Bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£385,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SFS106008](https://www.barnardmarcus.co.uk/Property/SFS106008)



Property Ref:
SFS106008 - 0005

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