



Merton Road, London SW18 5JQ

welcome to
Merton Road, London

Offered to the market is this no chain flat with accommodation over three floors, located in the heart of Southfields, just a stones throw away from the highly sought after Sheringdale Primary School.

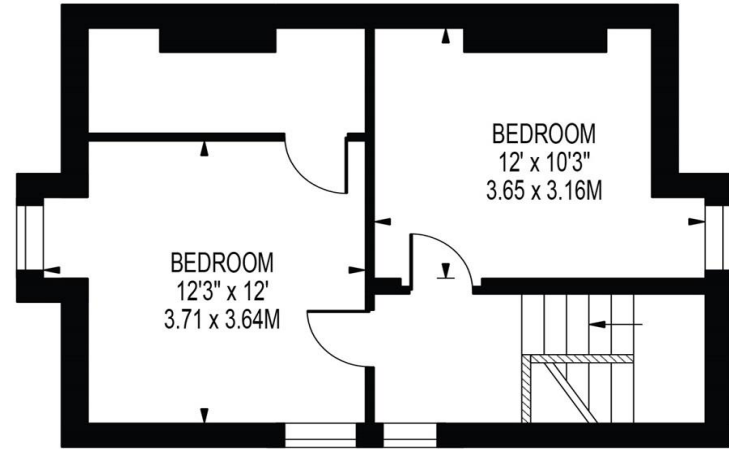
Situated on the upper ground, first and second floor, the property comprises three double bedrooms, two reception rooms, shower room, downstairs W/C and kitchen.

Merton Road is conveniently situated for the recreational spaces of King George's Park, and close to a great range of amenities in Earlsfield and Wandsworth including the popular Southside shopping centre. The nearest stations are Southfields & Earlsfield.

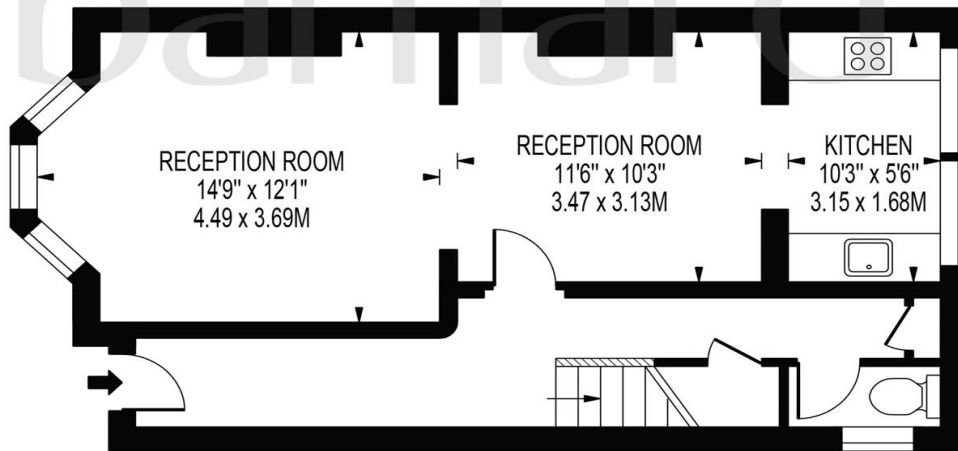


MERTON ROAD

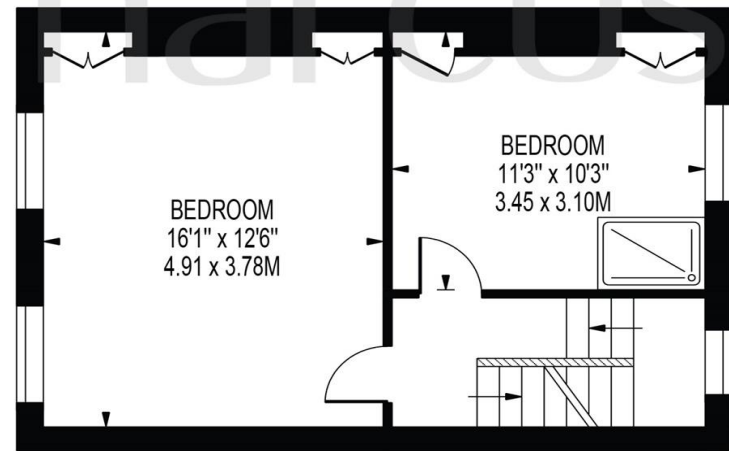
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1249 SQ FT - 116.04 SQ M



SECOND FLOOR



UPPER GROUND FLOOR



FIRST 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.

welcome to

Merton Road, London

- Excellent School Catchments
- Three Double Bedrooms
- Two Reception Rooms
- No Chain
- Three Floors

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£649,950



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106820



Property Ref:
SFS106820 - 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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