

**SW19**

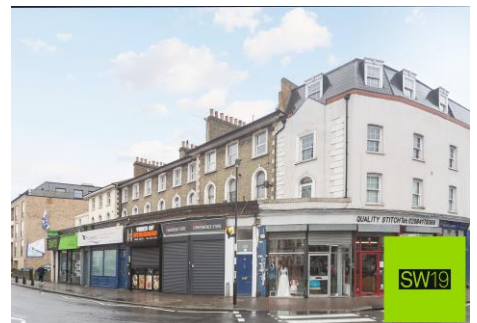
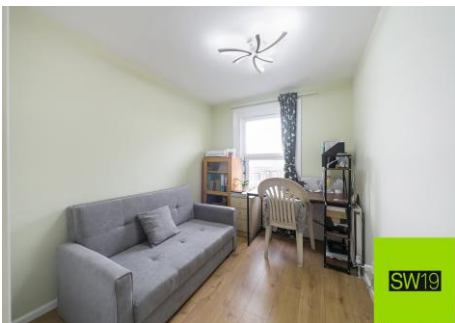
*'it's all in the postcode...'*



**Merton Road**

**£425,000**

- Two double bedrooms
- Excellent location
- Modern
- Perfect for first time buyers
- No chain



020 8544 2828

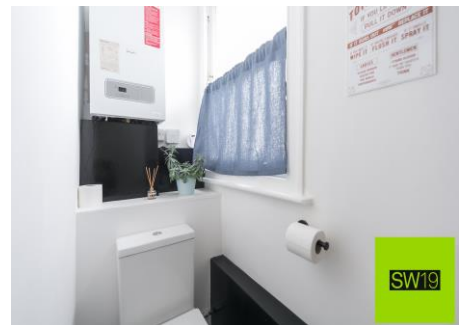
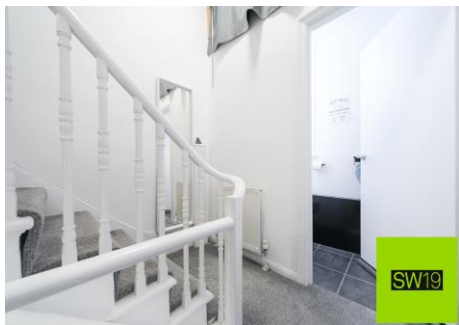
Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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SW19 Estate Agents are pleased to present this two double bedroom top-floor flat conveniently located on the corner of The Broadway and Merton Road. It offers superb access to Wimbledon Town Centre with its brilliant transport links, numerous restaurants, and bars. The property is also within an easy stroll to the many parks, including South Park Gardens just moments away and Wimbledon Common less than 2 miles away. Early viewing is recommended.



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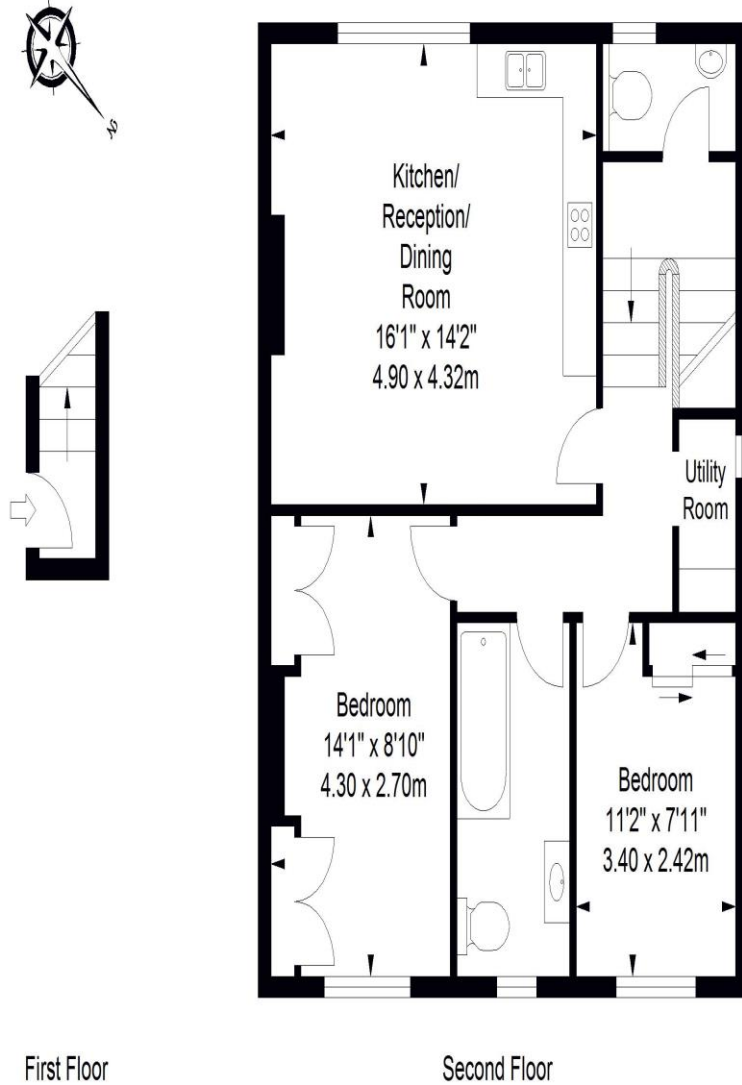
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Approximate Gross Internal Area  
674 sq ft / 62.60 sq m



First Floor

Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the

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statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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