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## Merton Road London, SW18

Charming first floor conversion, offering spacious and bright reception room, separate fully fitted kitchen, good sized double bedroom with storage and bathroom with natural light.

This fab apartment is ideally located just towards the end of Merton Road, therefore affording easy access to East Putney Underground Station (District Line) Wandsworth Town Mainline Station with the excellent shopping facilities of Southside Shopping Centre within easy walking distance. Wandsworth Park is on hand too, with the River Thames, for some open green space and walks.

The property is going to be redecorated prior to the next tenancy and new double glazed windows will be installed.

Available from 1st June.

EPC rating C

Council tax band C - Wandsworth



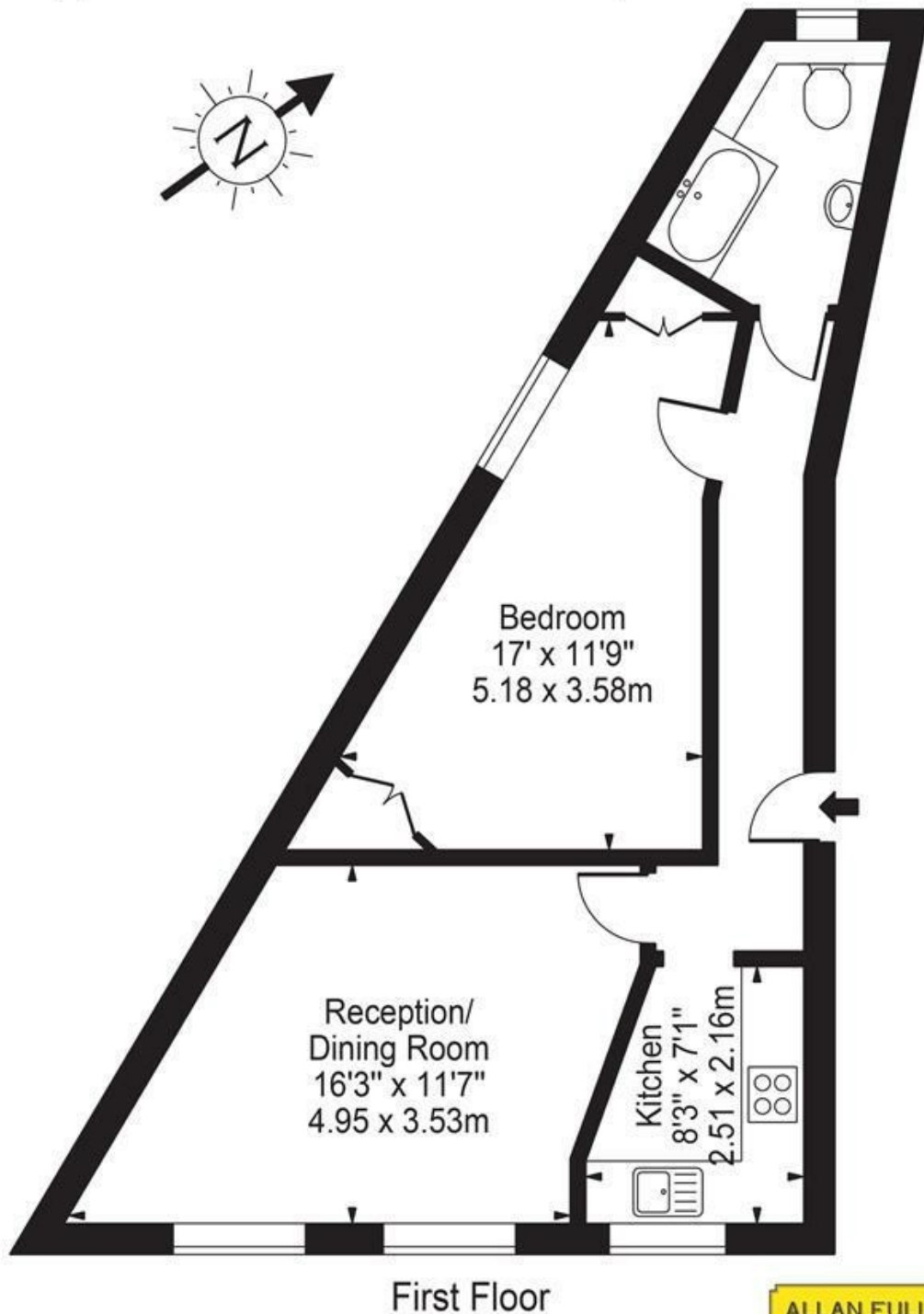
**£1,450 Per Month**





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Approx. Gross Internal Area 495 Sq Ft - 45.99 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.

With regards to any information supplied by us in relation to lease, ground rent and service charge it is essential that you have this information checked by your solicitor. We have transmitted information supplied to us by the vendor of the property but we have not been able to inspect the lease to check its accuracy. Please note that we have not tested any of the equipment or utilities at this property, nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Measurements are approximate they were taken with a sonic tape, are as accurate as possible and usually measured from the widest point of any room. Description provided herein represents the opinion of the author, is given in good faith but should not be constructed as statements of fact. The particulars and photograph are for guidance only.