



MERTON ROAD, SW18

£469,950

- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Secure Allocated Parking
- Central Sought After Location
- Energy Rating: B





## ABOUT THE HOME

A well presented two bedroom, two bath flat with a balcony located conveniently for Earlsfield, Soutfields, and Wandsworth.

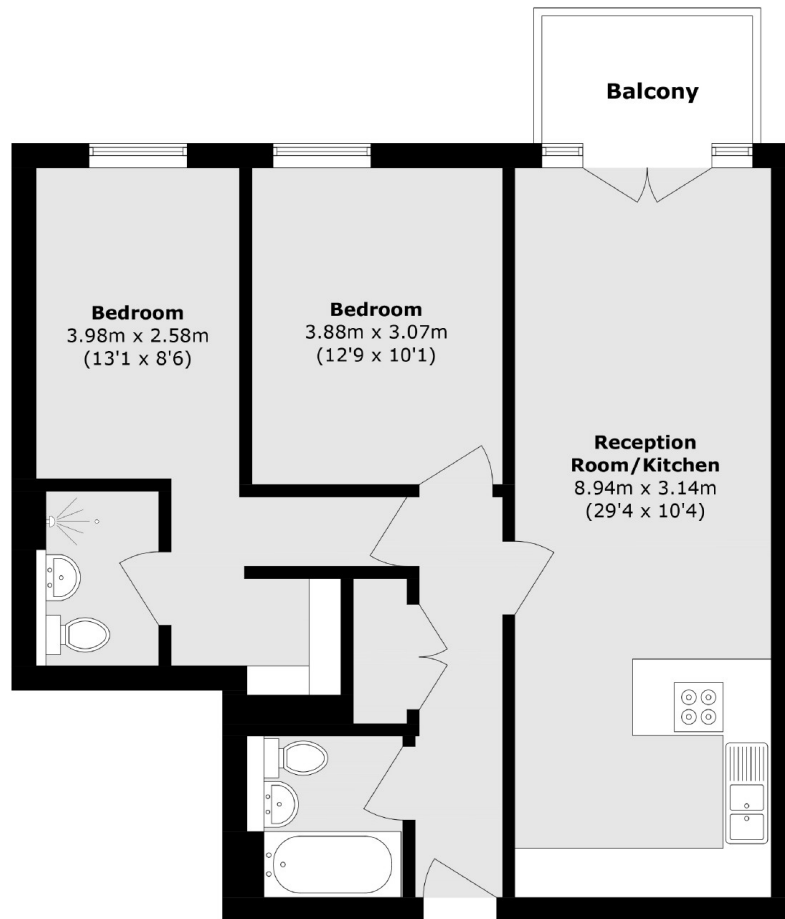
This apartment comprises of a generous entrance hall. Off of the entrance hall there is a high spec bathroom and two generous double bedrooms, the principle bedroom features a dressing room and an Ensuite. The bright open plan kitchen/reception room leads to a large private balcony. The property further benefits from underfloor heating and a secure allocated parking space.

This is a highly desirable location, being within easy reach of Southfields underground station (0.6 miles), Earlsfield mainline station (0.9 miles) and Wandsworth Town mainline station (1.1 miles) offering fast train links to Central London for effortless commuting. The open green spaces of King Georges Park are also close by as well as an array of trendy coffee shops, boutique stores, bars, and restaurants for a vibrant lifestyle.









Total area (approx.): 73.1 sq. m (786.8 sq. ft)

Balcony area (approx.): 4.0 sq. m (43.0 sq. ft)

#### JACKSONS EARLSFIELD

372-374 Garratt Lane,  
Earlsfield, London, SW18 4ES  
Sales: 020 8971 7979  
Lettings: 020 8971 7070

Energy Rating: B We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.