



Merton Road  
London, SW18

CHESTERTONS





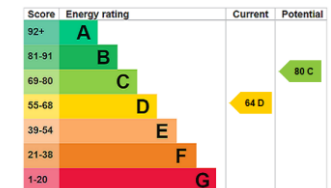
Set within a well-maintained period property with your own front door, this three bedroom, two bathroom split level conversion offers an impressive 1,200 sq. ft. of flexible living space. This charming home combines the best of both worlds – the character of a period conversion with all the benefits of modern design.

The property features a spacious open plan living and dining area, perfect for everyday living and entertaining. The kitchen is fully equipped, with plenty of storage space, leading onto the private patio garden. Three generously sized bedrooms provide ample room, including a master suite with an en-suite bathroom for added convenience. As well as an office space on the mezzanine level.

With its spacious layout, high ceilings, and private garden, this home offers an excellent opportunity. Being sold chain free.

- Chain free
- Split level
- Almost 1,200 sq. ft.
- Three beds
- Southside Shopping Centre 0.3 miles
- King Georges Park 0.3 miles

Offers in excess of  
£700,000



**Tenure:** Leasehold 99 years remaining  
**Service Charge:** £1200 per annum  
**Ground Rent:** £10 per annum  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** F

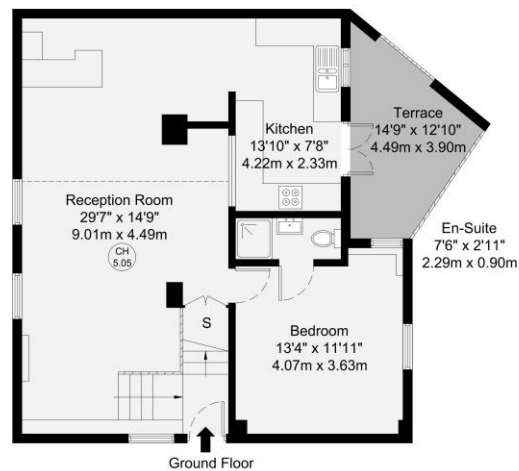
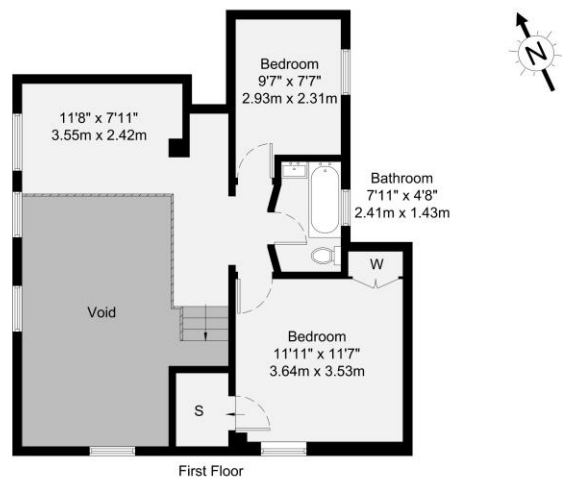
*Chestertons Wandsworth Sales*

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GROSS INTERNAL AREA (GIA) The footprint of the property 111 sq m / 1194 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.3 sq m / 35 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 8.6 sq m / 92 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

