

FOR SALE



Parkview Court, George Square, Merton, SW19

Offers In Excess Of £300,000 Leasehold

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Property Description

Situated within the highly desirable purpose-built development of Parkview Court on George Square in Merton Park, this well-presented one-bedroom flat is positioned on the top floor of a two-storey building and offers an exceptional opportunity for first-time buyers and investors alike.

The flat is thoughtfully laid out to maximise both space and natural light. At its heart is a bright and airy open-plan kitchen and reception area, designed for modern living. The contemporary fitted kitchen is well-equipped with integrated appliances and ample storage, making it as practical as it is stylish. This flat is offered Chain Free.

The generously sized double bedroom provides a comfortable retreat, with built in wardrobes and sufficient space for additional furnishings. The modern bathroom is finished to a good standard, featuring sleek fittings and a clean, neutral design that complements the rest of the home. Further benefits include an allocated resident parking space, a private shared garden for residents to enjoy and additionally a secure entry to the building, offering added peace of mind and security.

Location is a standout feature of this property. With Wimbledon just moments away and Mostyn Gardens nearby, residents benefit from convenient access to beautiful green spaces perfect for walking, relaxing, and enjoying outdoor activities. The property also benefits from excellent transport links, with Morden Underground Station (Northern Line) and South Merton Train station (links to St Pancras Station) nearby with bus routes providing convenient connections into Central London and surrounding areas, making it ideal for commuters.

The location offers a vibrant mix of local amenities, including shops, cafes, restaurants, and leisure facilities, creating a well-rounded and appealing neighbourhood atmosphere. The service charge includes a contribution towards the sinking fund, helping to ensure the long-term maintenance and upkeep of the building.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



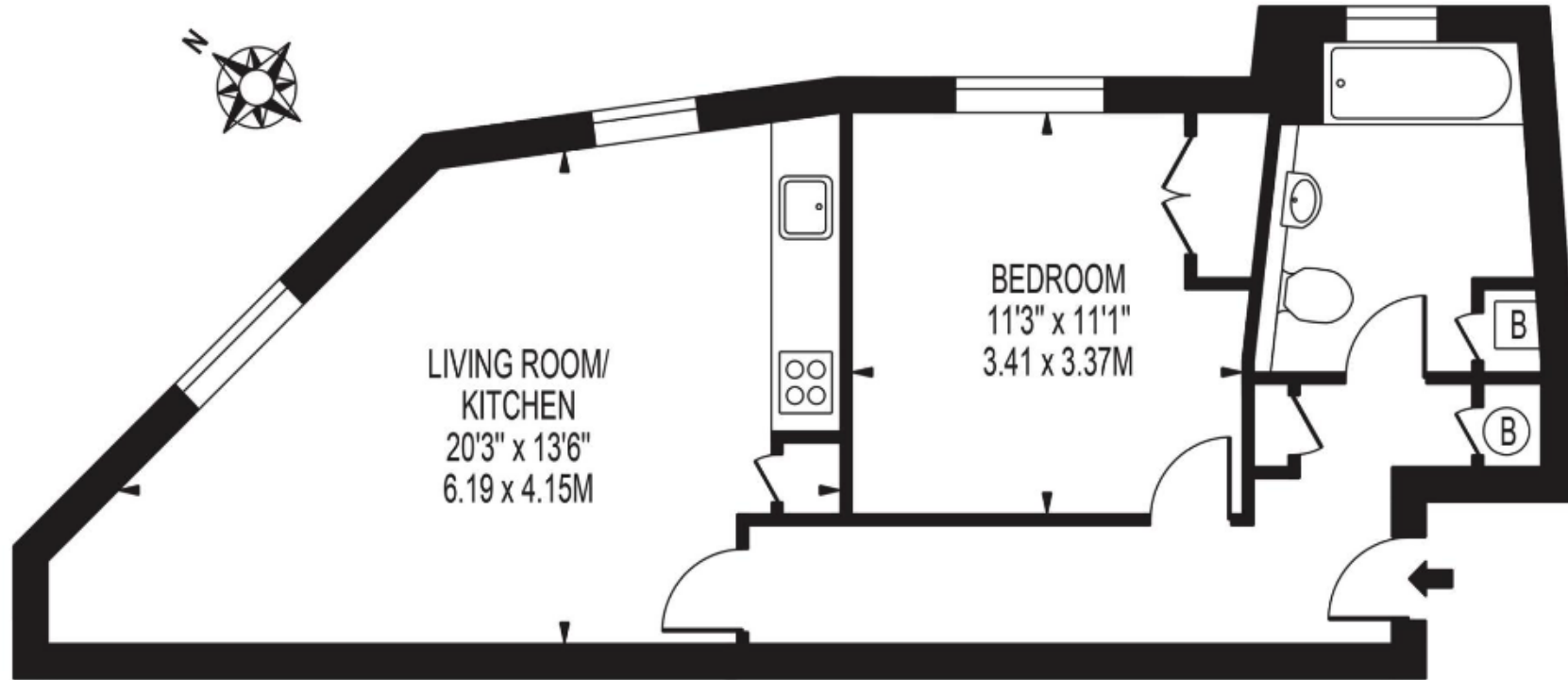
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	77	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





PARKVIEW COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 530 SQ FT - 49.28 SQ M



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.

Material Information

Tenure – Leasehold

Length Of Lease – 982 years remaining

Service Charge – £2,528.62

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Air Source Heat Pump



Broadband
Standard/ Superfast/
Ultrafast



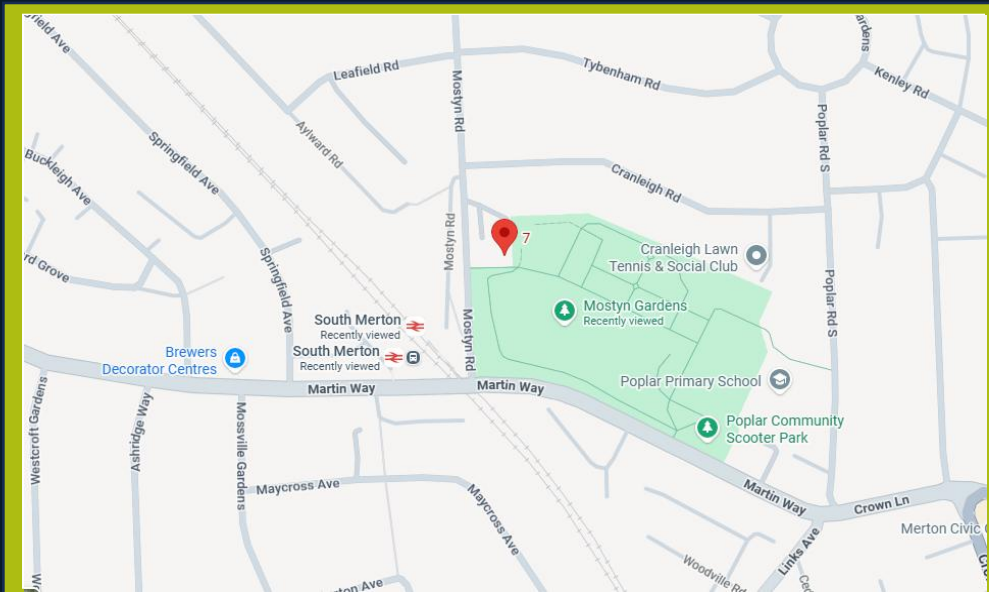
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

