

## Harland Close Merton Park, SW19 3HZ

£375,000 Leasehold

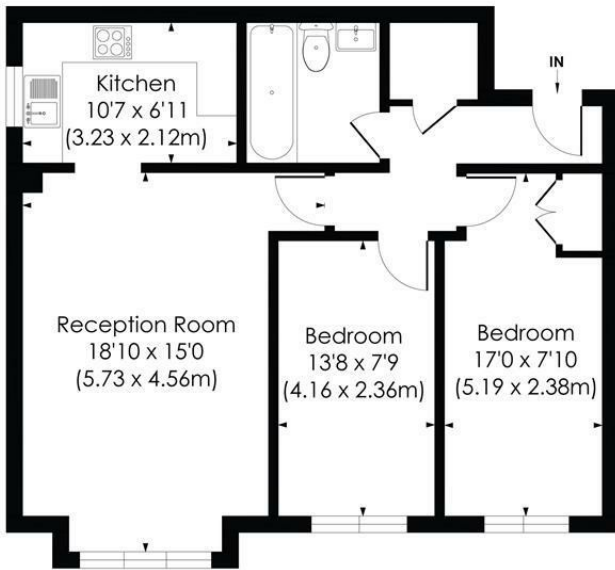


In excellent condition and offered to the market with no onward chain, a contemporary two double bedroom first floor purpose built flat, originally constructed in the mid 1990's and located in a quiet residential Close in the desirable area of 'Merton Park', SW19. The property offers a spacious reception, two double bedrooms, a family bathroom and a well-kept modern separate kitchen alongside ample storage. Situated within a few minutes' walk from Morden Northern Line Tube Station and Town Centre, along with Morden Road Tram stop, allowing quick access into Wimbledon Town Centre and Croydon. This is a brilliant first time purchase or buy to let investment in such a desirable postcode.

**HARLAND CLOSE, SW19**

Approx. Gross Internal Floor Area

**697 Sq. ft/64.79 Sq. m**



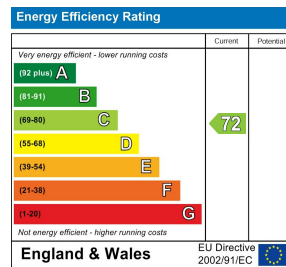
FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- Desirable Location Close to Multiple Transport Links
- In Excellent Condition
- Allocated Parking
- No Onward Chain
- Ground Rent £140.00 per annum and Service Charge £1,720.00 per annum
- Leasehold - 96 Years Remaining
- EPC Rating - C
- Merton Council Tax Band - D



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