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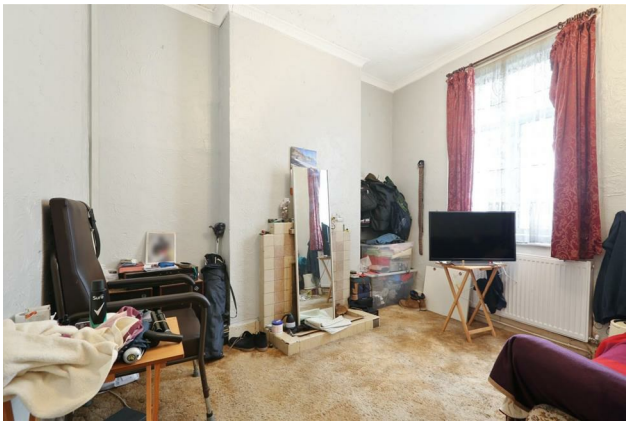
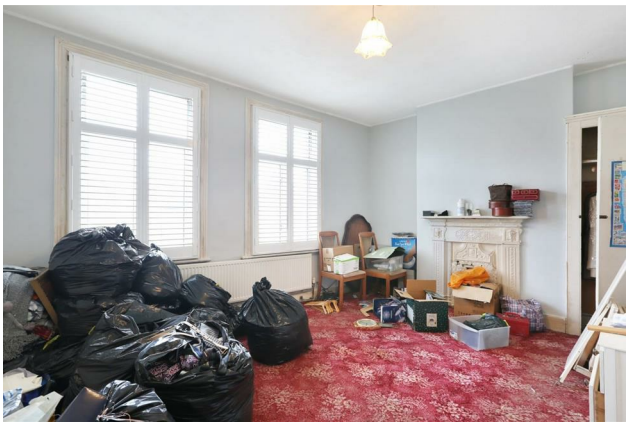
Merredene Street, London, SW2 2AQ

Asking Price £525,000

Property Images





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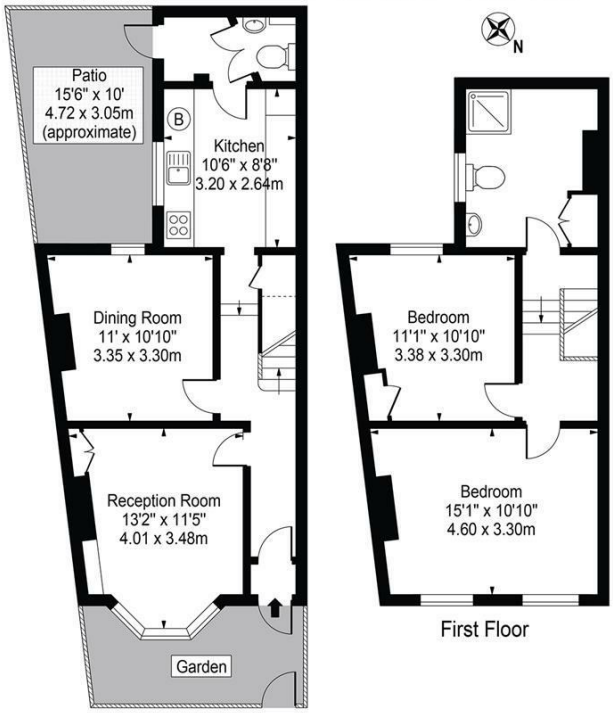
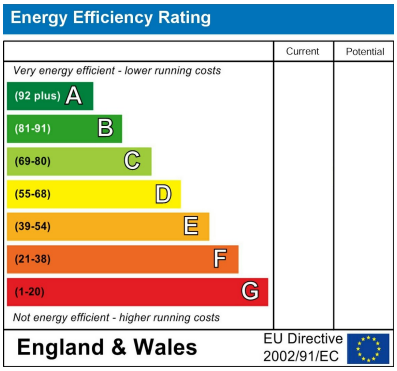
Approx. Gross Internal Area 926 Sq Ft - 86.03 Sq M

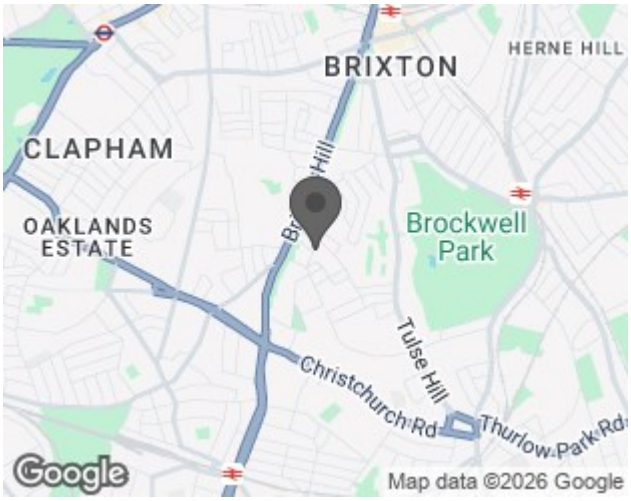


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 2

Tenure: Freehold

ASKING PRICE £525,000

CHAIN-FREE

FREEHOLD

New to the market is this two-bedroom house spanning approximately 926sqft. The ground-floor offers a front garden, two reception rooms, a separate kitchen, a downstairs family bathroom and a back garden/patio. The second floor offers two double bedrooms and another family bathroom.

Merredene Street is well located for easy access to shops, restaurants, amenities, good schools, great transport links, parks and green spaces. This is the perfect acquisition for a First-Time Buyer or young family looking to for a home.

Features

• ASKING PRICE £525,000 • CHAIN-FREE • FREEHOLD • APPROXIMATELY 926 SQFT • TWO RECEPTION ROOMS • FRONT AND BACK GARDENS • TWO DOUBLE BEDROOMS • TWO BATHROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £525,000

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FREEHOLD

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The property is 0.6 miles approximately from Tulse Hill Station and is served by Southern, Thameslink and Southeastern trains. There is easy access to London Bridge, Sutton and Beckenham Junction.

The local area also has many bus routes providing easy access to London and the surrounding area.

There are many schools locally including:
Jubilee Primary & Children's Centre: Community school, ages 3-11, on Tulse Hill.
Holy Trinity C of E Primary: Ages 4-11, located at Upper Tulse Hill (SW2 2RL area).
Sudbourne Primary: Another strong local option in the Brixton area.
South Bank Engineering UTC: A technical college for ages 14-19, on Brixton Hill.

Trinity Academy: A free school for ages 11-18, also on Brixton Hill.

With Regards to Parks and Green Spaces you have Streatham Vale Park, the historic Brockwell Park and as well as large commons such as Clapham Common.

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Merredene Close, SW2 over the last 10 years. The stats from a sale include:

- Offers received for 100.7% of the guide price
- 39 viewings
- 16 offers received (41% of offers were received compared to viewings!)
- Offers received in 2 days of going back to market
- Offer accepted from a chain free buyer
- Hunters also let and manage properties in proximity to Merredene, SW2