

## Merton Road, SW19

£600,000

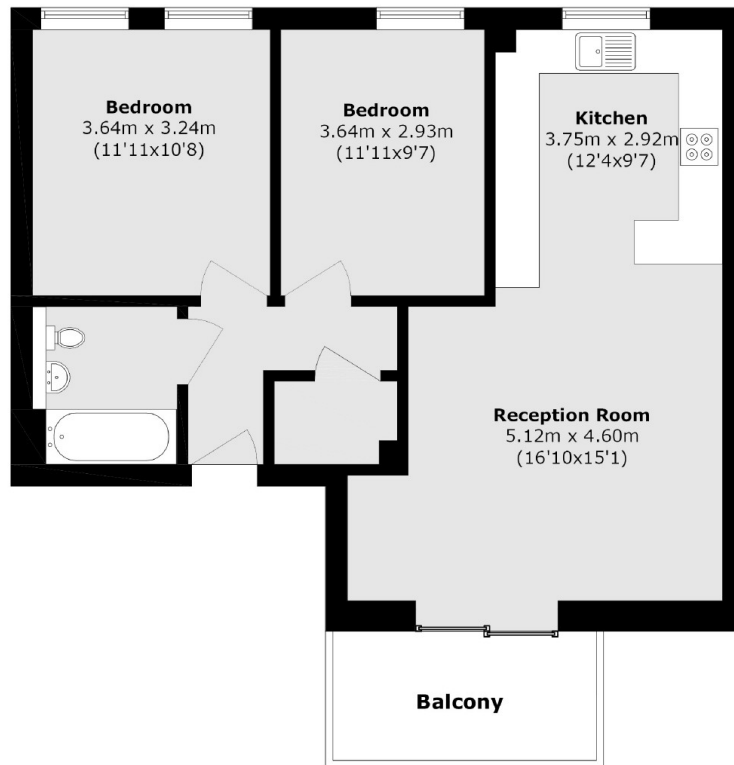
\* Share Of The Freehold \* Victorian style new build apartment within close walking distance to South Wimbledon Tube Station (Northern Line) This two bedroom apartment with high ceilings and a large West-Facing roof terrace/balcony. There is underfloor heating throughout, a gas boiler and a Vent-Axia Mechanical Ventilation System providing constant fresh air into the apartment.

Located adjacent to South Wimbledon Underground station (Northern line), which is just approximately 65 metres away. Merton Park and Morden Road Tram Stops are also nearby. Merton Road provides easy access to the A3, and the M25 motorway. There are numerous shops, bars, and restaurants on Merton High Street and in the wider Wimbledon area.

### Features

- Two Bedrooms
- Private Terrace/Balcony
- Worcester Gas Boilers
- Vent-Axia Mechanical Ventilation System
- Wet Underfloor Heating
- NEF Appliances
- Quartz Worktops
- Opposite South Wimbledon Underground

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Total area (approx.): 66.2 sq. m (712.6 sq. ft)

Balcony area (approx.): 6.4 sq. m (68.9 sq. ft)