

Merton Road, London, SW19 1ED

Guide Price **£475,000**

arley property

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- Spacious open-plan reception room and contemporary fitted kitchen
- Generous private garden with direct access from the living space
- Well-proportioned double bedroom with fitted wardrobes
- Modern bathroom and additional hallway storage
- Approximately 525 sq ft (49 sq m) of internal accommodation
- Secure modern development with communal gardens and bicycle storage
- Conveniently located for Wimbledon and South Wimbledon stations
- Wimbledon Village, Wimbledon Common and Wimbledon Golf Club all nearby

A stylish one-bedroom ground-floor apartment with a generous private garden, set within a contemporary development in the heart of Wimbledon.

Offering approximately 525 sq ft of well-planned accommodation, the apartment centres around a spacious open-plan reception room and kitchen, with wooden flooring, contemporary grey cabinetry, integrated appliances and ample space for both relaxing and dining. French doors open directly onto the private garden, creating a natural extension of the living space.

The garden is a particular highlight, measuring approximately 19'4" x 14'4" and providing a generous outdoor space with a combination of paved seating areas, artificial lawn and established planting. With plenty of room for outdoor dining and entertaining, it's a rare addition to a one-bedroom apartment in such a central location.

The double bedroom is well proportioned and benefits from fitted wardrobes, while the contemporary bathroom features white metro tiling, a full-sized bath with overhead shower and modern fittings. Additional storage is provided off the hallway.

Phoenix House is a modern development with a secure communal entrance, lift access, landscaped communal areas and bicycle storage.
Ideally positioned just off Wimbledon Broadway, the apartment is within easy reach of an excellent selection of independent cafés, restaurants, shops and everyday amenities.

LOCAL LIFE

Wimbledon Station offers National Rail and District line services, while South Wimbledon Underground Station provides access to the Northern line.

Wimbledon Village, Wimbledon Common and Wimbledon Golf Club are all nearby, offering an excellent mix of open green spaces, leisure facilities, independent boutiques, cafés and restaurants.



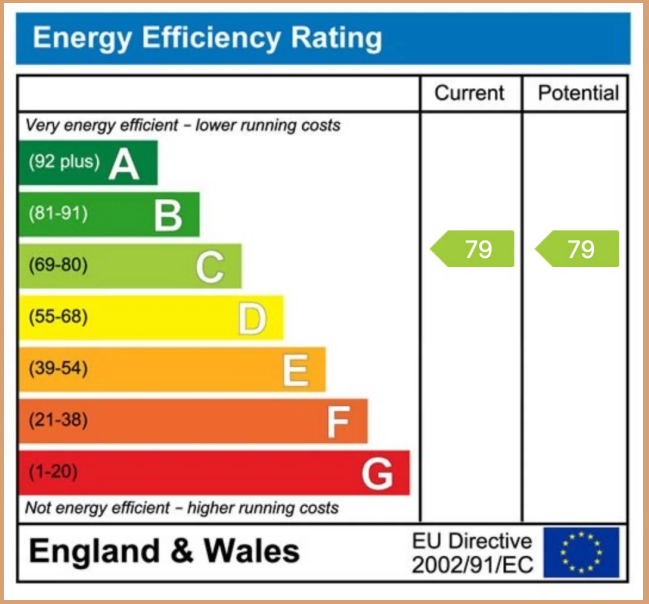














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