

FOR SALE



Park Road, Merton, London SW19

Offers in Excess of £275,000 Leasehold

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Property Description


This well-presented one-bedroom flat, located in the heart of Merton, offers a perfect blend of comfort and convenience. Situated within a well-maintained development, the property is ideal for first-time buyers, professionals, or investors.

The flat features a bright and spacious open-plan living and dining area, enhanced by large windows that allow for plenty of natural light. The modern fitted kitchen is well-equipped with ample storage and workspace, making it both practical and stylish.

The flat offers of a generously sized double bedroom, while the contemporary bathroom is finished to a good standard. Additional benefits include secure entry, well-kept communal areas, and a desirable residential location.

Ideally positioned, the property is within easy reach of local amenities, shops, cafes, and transport links, offering excellent connectivity into central London and surrounding areas. Nearby green spaces add to the appeal, making it a great choice for those seeking a balanced urban lifestyle.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	82	82
69-80 C		
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 	

Out of Date, Expired 2021

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.







Approximate total area⁽¹⁾

411 ft²
38.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 982 Years Remaining

Service Charge – £1,596

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
No Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



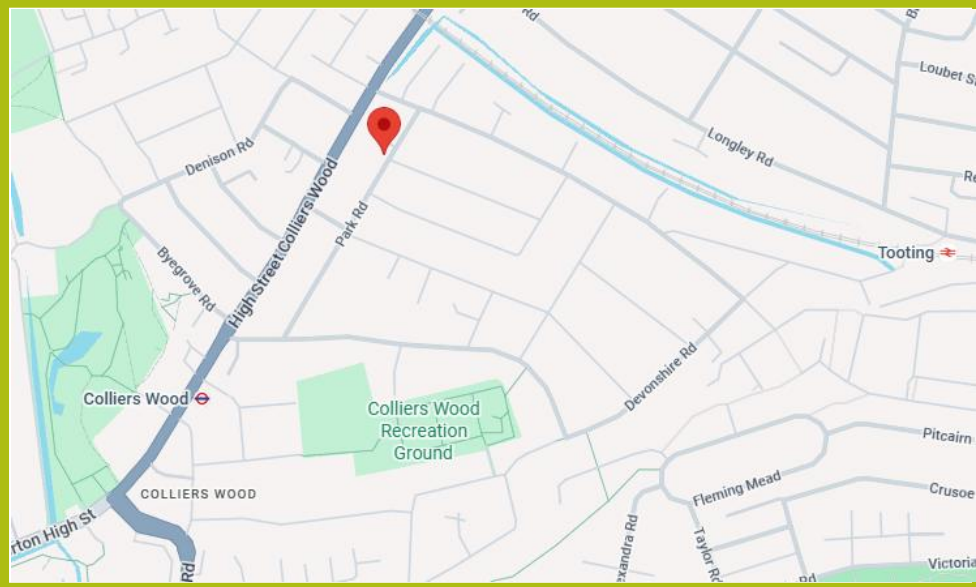
Mobile Signal
Good Coverage



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

