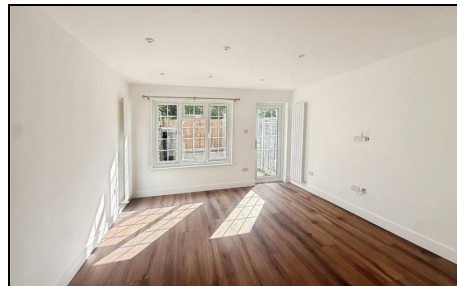


George Square Merton Park, SW19 3LD

£2,500 Per Month



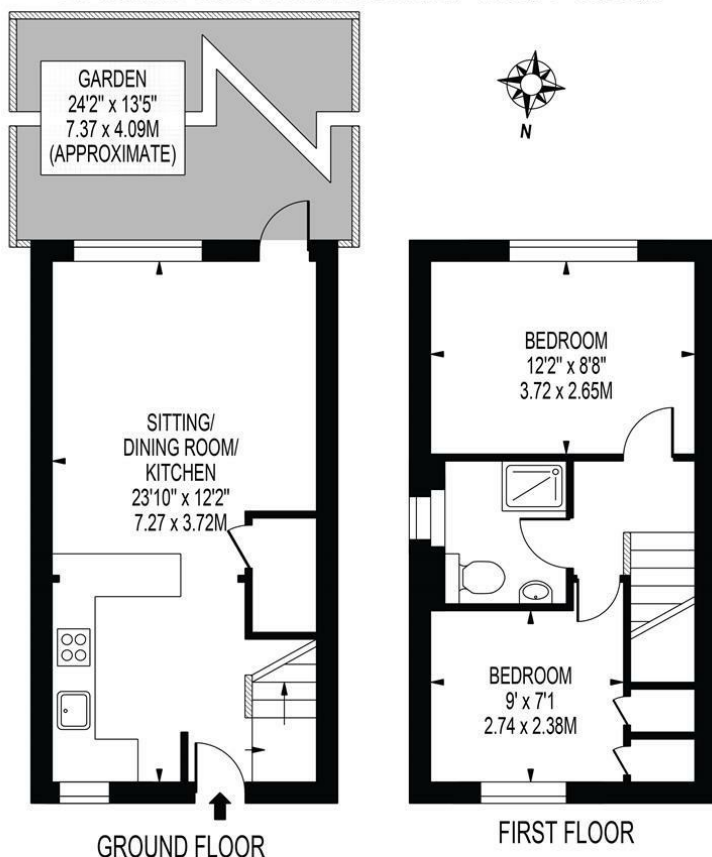
Beautiful, fully refurbished two double bedroom mews house with off street parking. Located two minutes walk from South Merton train station, 0.6 miles to Morden tube station and town centre and a short walk from Poplar Primary School and Rutlish High School.

The house features a modern open plan kitchen reception room with integrated dishwasher, low maintenance garden, two double bedrooms and shower room.

EPC band C. Council tax band D.

GEORGE SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 581 SQ FT - 54.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Fully refurbished mews house
- Two double bedrooms
- Off street parking
- 0.6 miles from Morden tube station
- Pets considered
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

