

Grasmere Avenue Merton Park, SW19 3DY

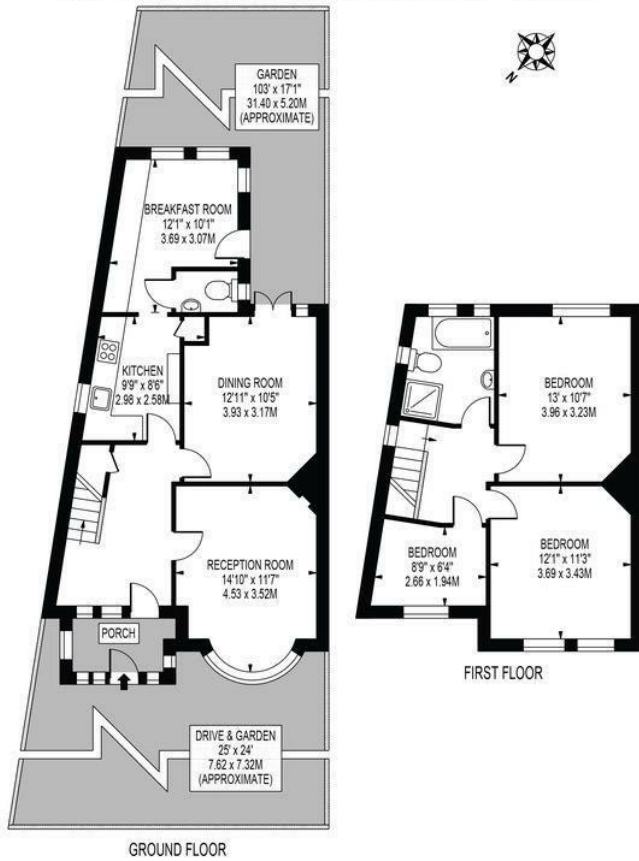
£2,500 PCM



BEAUTIFUL three bedroom SEMI DETACHED house with OFF STREET PARKING in great condition, located in Merton Park, just a 5 MINUTE WALK from Morden underground (NORTHERN LINE zone 4). Consists of spacious entrance hall, two reception rooms, separate kitchen with BREAKFAST AREA and UTILITY ROOM, and GROUND FLOOR WC. To the first floor is a STUNNING FOUR PIECE BATHROOM with separate shower cubicle, two double bedrooms and good size single bedroom. Pretty rear garden with shed. EPC D. Council tax band E.

GRASMERE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1101 SQ FT - 102.33 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.



- Three Bedroom Semi Detached House
- Off Street Parking For Two Cars
- Two Reception Rooms
- Four Piece Bathroom with Seperate Shower Cubicle
- Good Size Garden with Shed
- First Months Rent in Advance
- Damages Deposit = 5 Weeks Rent
- Holding Deposit = One Weeks Rent
- EPC Band D
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		