



- Long leasehold self-contained flat
- Two/three bedrooms
- Allocated parking space
- Vacant possession upon completion
- Share of Freehold

Location:
 The property is situated on Merton Road. Public transport links include Southfields Underground Station (District Line) and Earlsfield Mainline Rail Station, together with a network of local bus services including the 39 and 156 routes. Road links include the A218 (Merton Road) and the A3 (West Hill). Shopping amenities can be found locally within Southfields, with an extensive range of shops, bars and restaurants available in Wandsworth including Southside Shopping Centre. Recreational pursuits can be enjoyed at King George's Park to the east, Wimbledon Park to the south Putney Heath to the west and even along the River Thames to the north.





Accommodation:

Entrance hallway, open plan living room/kitchen with tri fold doors to garden, central courtyard/lightwell, two/three bedrooms (one en-suite), bathroom
 Outside: Allocated parking, private rear garden, Interior courtyard/lightwell

EPC Rating: C

Council Tax Band: D

Lease:

The building comprises three flats and our vendor holds a share of the freehold management company which will be transferred to any prospective purchaser on completion. The property itself is demised under a long lease for a term of 175 years from 30 June 2014, leaving approximately 163 years remaining. There is no ground rent payable.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

