



SEYMOURGREEN
AT THE HEART ♥ OF YOUR MOVE

Merton Road, Earlsfield, London, SW18

- ♥ Two Double Bedrooms
- ♥ Excellent Storage Space
- ♥ Open Plan Living Space
- ♥ First and Second Floor
- ♥ Well Fitted Kitchen
- ♥ Great for Transport

A charming rarely available TWO DOUBLE bedroom conversion flat over TWO FLOORS perfectly located with EARLSFIELD MAINLINE and WIMBLEDON PARK TUBE within a few minutes walk along with the wide open spaces of WIMBLEDON PARK. The top floor open plan living room has lovely roof top views whilst the flat also boasts a modern bathroom and excellent storage. The property is being sold with no onward chain and 103 years remaining on the lease.

For Sale: £375,000



Seymour Green, 483 Merton Road, London SW18 5LE

T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk

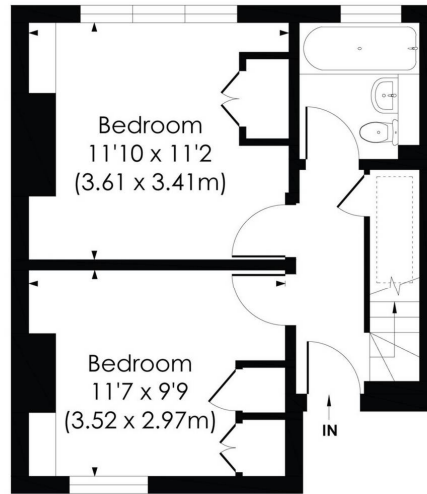


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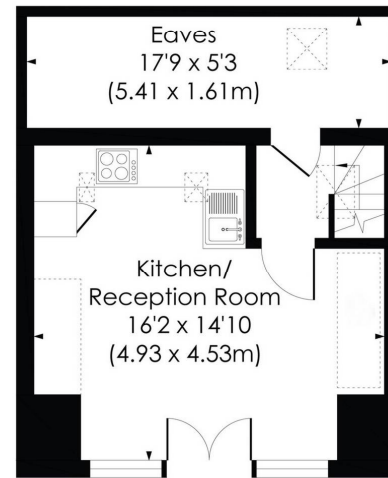
MERTON ROAD, SW18

Approx. Gross Internal Floor Area

683.29 Sq. ft/63.48 Sq. m



FIRST FLOOR



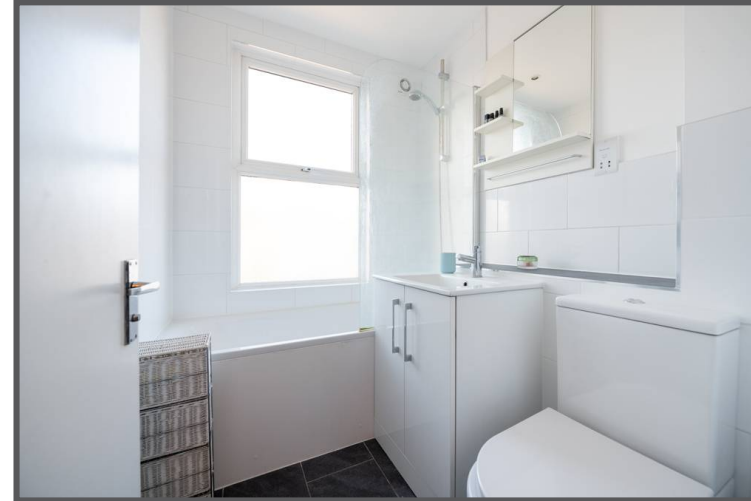
SECOND FLOOR



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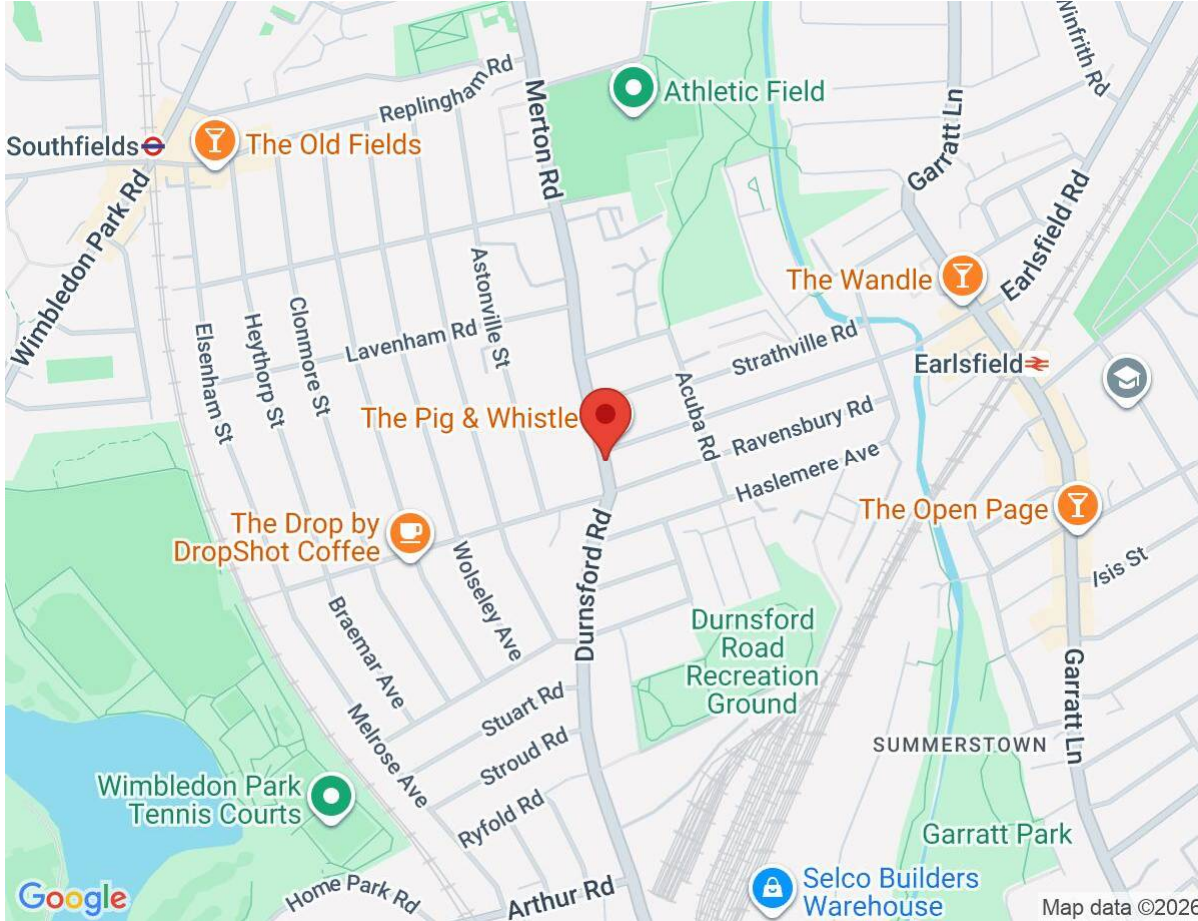
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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