



MERTON HALL ROAD, SW19
£495,000 LEASEHOLD

Winkworth



MERTON HALL ROAD, SW19

Winkworth Wimbledon is pleased to present this superb two-bedroom flat arranged over the whole top floor of this beautifully converted period property.

The flat has been extended and refurbished throughout, including a new kitchen, new bathroom, new period style windows, new skylight, and new period style radiators. The flat is finished to a high and stunning specification and offers stylish period accommodation, which is flooded with natural light, and is within walking distance of fantastic transport links.

The property boasts two generous double bedrooms, a separate living and dining area, a modern kitchen with integrated appliances including an induction hob and a fitted dishwasher, a spacious bathroom which benefits from underfloor heating and floor level sensor lighting which activates on entry to the bathroom. The property comes with the sole ownership of the loft, to which there is direct exclusive access and ample storage space. It also benefits from a recently extended long lease.

The property is nestled in an enviable location in a quiet residential neighbourhood. It is 0.1 miles from the highly desirable Wimbledon Chase Primary School (Ofsted Outstanding) and also in the catchment area for Rutlish Secondary School (Ofsted Outstanding), Dundonald Primary School (Ofsted Good) and Merton Park Primary School (Ofsted Outstanding). Wimbledon Chase station is an 8-minute walk (0.3 miles) from the property and Wimbledon station is only a 15-minute walk (0.8 miles) from the property. It is also within easy reach of the fashionable shops and restaurants of Wimbledon. The property also benefits from being only a stone's throw away from the lovely Dundonald Park (0.2 miles).

The property will be sold chain free.

EPC Rating E

Council Tax Band D

Ground Rent - Peppercorn

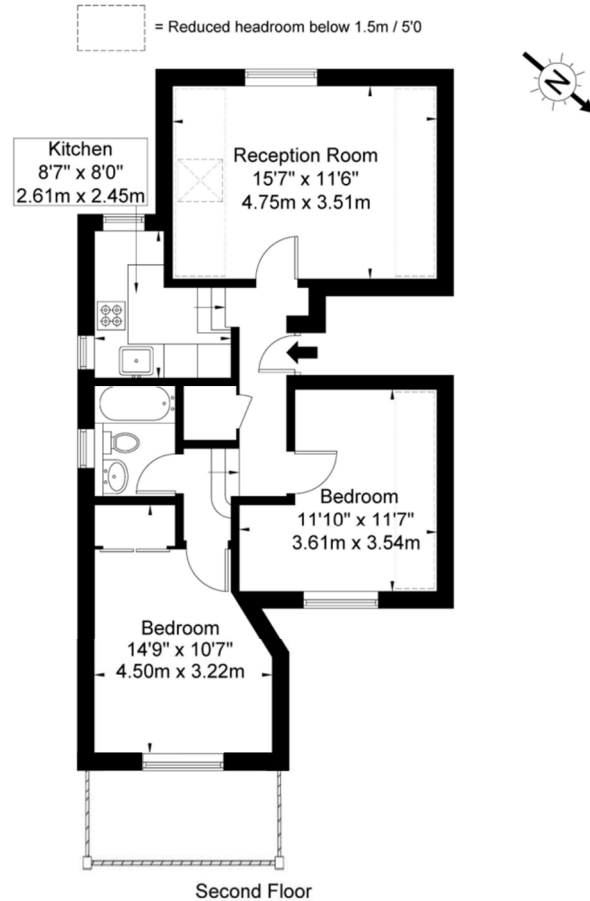
Service Charge - Ad Hoc





Merton Hall Road SW19 3PX

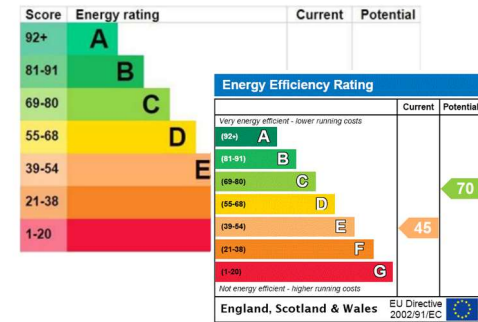
Approx Gross Internal Area = 56.1 sq m / 603 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN



Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

