



## 1 bed apartment to buy in SW18

Merton Road, London, London, SW18 5EE

**£250,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Vacant possession
- ✓ First floor
- ✓ 54 sqm
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This one bedroom first floor flat on Merton Road in Southfields is sold with vacant possession.

The 54 sqm property which is accessed from the street briefly comprises an entrance hall with stairs leading to the split level first floor landing, front facing reception room, fitted kitchen, one double bedroom and a bathroom.

Merton Road is within walking distance of Earlsfield (South Western Railway) and Southfields (District line) stations with the property itself located at the northern end of the road between Balvernie Grove and Camborne Road close to a good range of shops on Wimbledon Park Road including an M & S Foodhall, local pubs and restaurants whilst pleasant open space can be enjoyed in nearby King George's Park a 55 acre oasis which includes formal gardens, a bowling green, tennis courts and a wild-fowl lake.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 60

Annual Ground Rent Amount: £50.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: On Street, Permit Parking

Year built: 1940

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

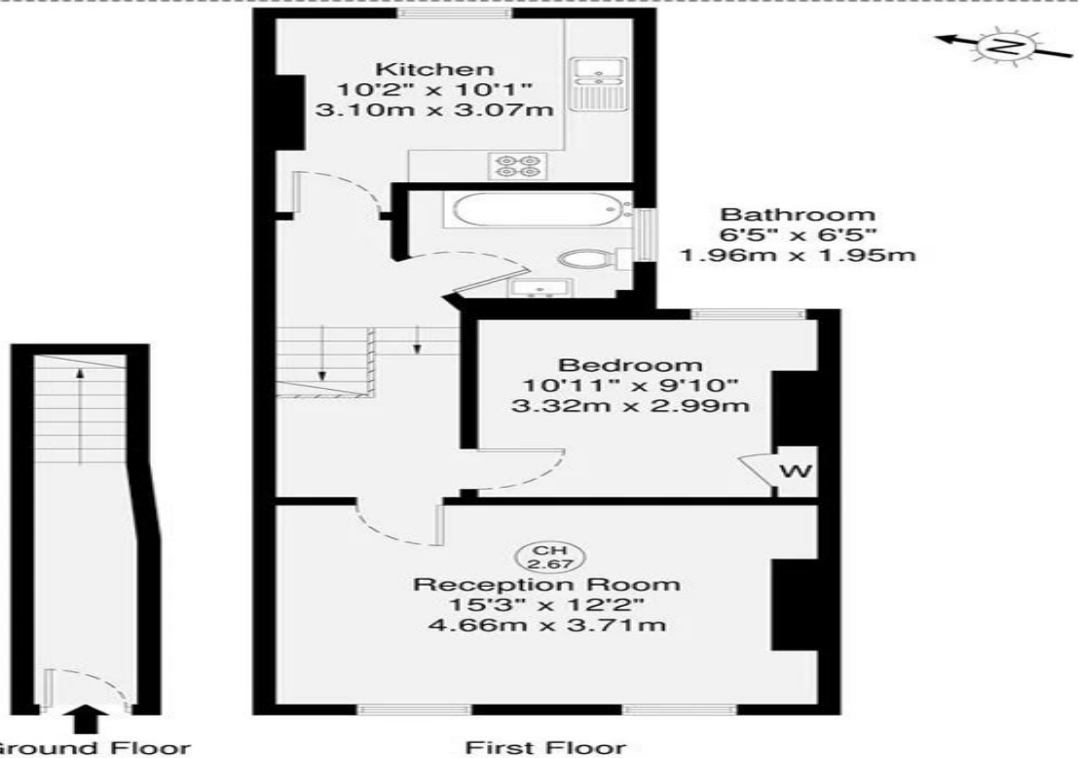
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



GROSS INTERNAL AREA (GIA)  
56.6 sq m / 609 sq ft

TOTAL STORAGE SPACE  
0.3 sq m / 3 sq ft

EXTERNAL FEATURES  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Merton Road, London, London, SW18 5EE

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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