



## Merton Road, SW18

£375,000 *Leasehold*



- Secure and private gated development
- Communal garden
- Gated parking
- Excellent transport links (District Line & Mainline)

### KEY FEATURES

- First-floor apartment
- Approx. 400 sq. ft
- Spacious open-plan kitchen/reception room
- Double bedroom



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020 8877 1000 | [southfields@winkworth.co.uk](mailto:southfields@winkworth.co.uk)

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#### DESCRIPTION

Situated on the first floor of a private secure gated development, this delightful one-bedroom apartment offers approximately 400 sq. ft of bright and well-proportioned living space.

The property comprises a spacious kitchen/reception room (16'8" x 13'7"), providing an ideal open-plan layout for modern living and entertaining. The double bedroom (10'9" x 9'3") is generously sized and complemented by a well-appointed bathroom.

With its practical layout, this apartment makes an excellent choice for first-time buyers, investors, or those seeking a London pied-à-terre.

#### LOCATION

Pine Court is ideally positioned on Merton Road, just moments from the excellent transport links of Southfields and East Putney Underground Stations (District Line). The area also benefits from a wealth of local amenities, cafes, restaurants, and green open spaces such as King George's Park.

## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 93 years

**Service Charge:** £3,898 per annum

**Ground Rent:** £110 Annually

**Council Tax Band:** C

**EPC rating:** To be confirmed

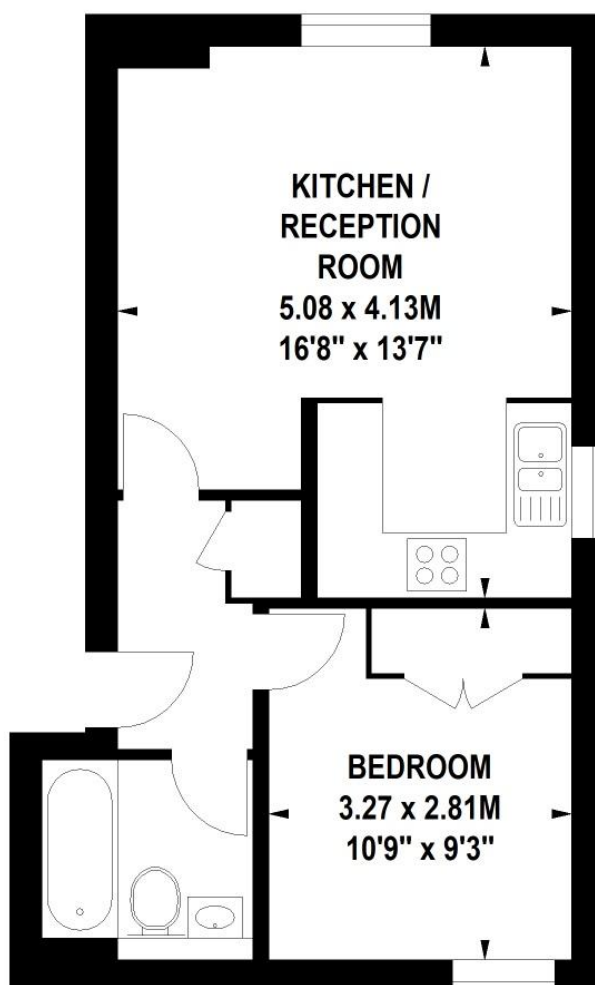


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



# Pine Court, Merton Road, SW18

Approximate Gross Internal Area 37 sq.m / 398 sq. ft



## First Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594

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All measurements are maximum, and include wardrobes and window bays where applicable

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