



Merton Road, SW18

Offers Over £335,000 *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



Southfields

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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

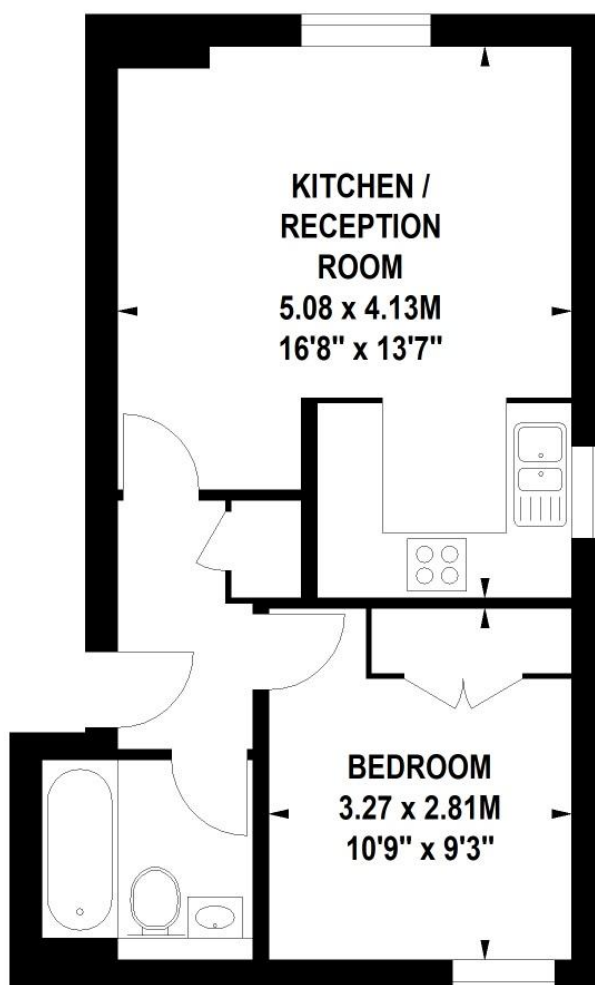
EPC rating: To be confirmed



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

Illustration for identification purposes only, not to scale

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

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