

Winkworth

Merton Road, Southfields, SW18 5SS







This stunning four bedroom, two bathroom period home is offered to the market in immaculate condition. Offering more than 1,750 sq. ft. over three floors and benefitting from high ceilings and large windows, the property offers spacious accommodation throughout. The ground floor comprises an entrance hallway with lots of well-planned understairs storage, a large double reception room with high ceilings and bay window and a spacious kitchen breakfast room, complete with NEFF appliances, ample counter space and underfloor heating. The low-maintenance private rear garden benefits from a westerly aspect.

On the first floor is a fantastic full width double bedroom complete with fitted wardrobes. A further two bedrooms are serviced by a large family bathroom with both bath and shower and benefitting from underfloor heating. The superb main bedroom is found on the top floor and has an incredible dressing room leading through to a large en-suite bathroom, again with underfloor heating.

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Freehold

Internal area

Approximate gross internal area:

Total 1,758 sq.ft/ 163.3 sq.m

£1,195,000



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The property is just 0.7m from East Putney Tube station (District Line) and 0.7m from Wandsworth Town Mainline station, and for a quick escape out of town for the weekend the A3 and South Circular Roads are close at hand. Southside shopping centre is within easy reach as are Putney High Street, Southfields and Wandsworth Town which offer a range of popular bars, restaurants, shops and cinemas. The property is located near a number of highly rated schools including St. Michael's Primary School and is close to both King George's Park and Wandsworth Park, both of which offer children's playgrounds and sports facilities.



W614 Ravensworth 01670 713330

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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Merton Road

Approximate Gross Internal Area
163.3 sq m / 1758 sq ft

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Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID829655)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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