



MERTON ROAD, LONDON, SW18
£2,500 PER MONTH

A beautifully presented three bedroomed duplex maisonette in a great location in Southfields featuring naturally lit reception room, large roof terrace and stunning interior

SUMMARY:

The focus point of the flat is the amazing roof terrace with views over London. Arranged over two floors and with a private entrance, the property further comprises open-plan kitchen, three bedrooms and bathroom. The third bedroom is currently set up as a walk in wardrobe. The top bedroom offers generous eave storage. The property is best used as a two bedroom property, with the third smaller bedroom currently being used as a walk in wardrobe. Situated on Merton Road, the green open spaces of King Georges Park are right on the doorstep, whilst the wide range of shops, bars and restaurants in Southfields and Wandsworth are also nearby. The nearest station is Southfields (District Line). There are bus links to Clapham Junction Rail Station (Number 39 bus) which goes a short distance from the property.

Southfields | 020 8877 1000

241 Wimbledon Park Road, Southfields, London, SW18 5RJ

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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ACCOMMODATION

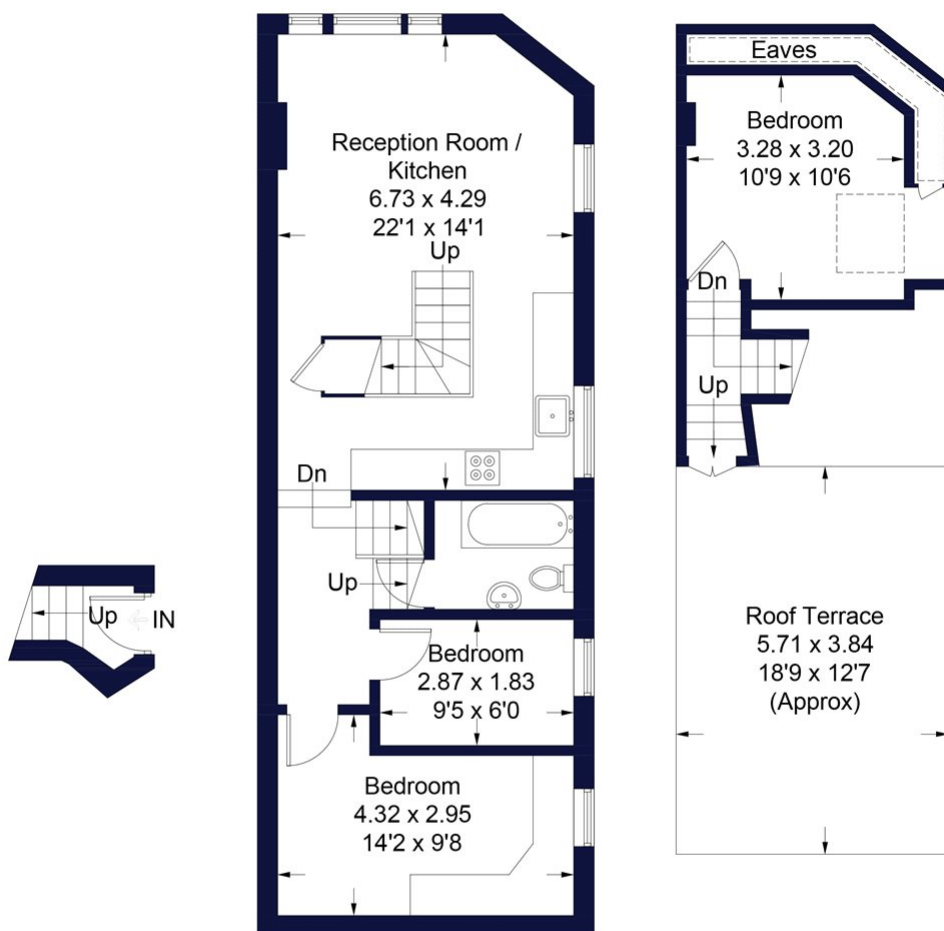
Long Let, 3 Bedrooms, 1 Reception Rooms, 1
Bathrooms, Flat/Apartment, Roof Terrace, Period



Merton Road

Approximate Gross Internal Area Total
74.4 sq m / 801 sq ft (Including Eaves)

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Ground Floor
Sq m 1.7 / Sq ft 18

First Floor
Sq m 55.8 / Sq ft 601

Second Floor
Sq m 16.9 / Sq ft 182

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID460745)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	65
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Deposit: 5 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: Wandsworth

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.

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