



1 bed apartment to buy in SW19

212-214 Merton Road, London, SW19 1EQ

£250,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ One Double Bedroom Apartment
- ✓ Open Plan Layout
- ✓ Well Appointed Modern Bathroom Suite
- ✓ Modern Secure Block
- ✓ EPC Rating C

Key Information

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

Description

This beautifully presented one double-bedroom second floor apartment, ideally positioned in one of Wimbledon's most convenient locations, just moments from both South Wimbledon Underground Station and the vibrant Wimbledon Broadway. Finished to a modern standard throughout, the property offers bright and well-proportioned accommodation, featuring a stylish open-plan reception room with a contemporary fully fitted kitchen, a generous double bedroom with built-in storage and a sleek three-piece bathroom suite finished with modern fixtures and fittings.

Perfectly suited to professionals, couples or Buy To Let Investor, the apartment is within easy walking distance of a wide range of local amenities. Wimbledon offers an excellent selection of shops, supermarkets, cafés, restaurants, bars and leisure facilities, ensuring everything you need is close at hand.

For commuters, the property is exceptionally well connected. South Wimbledon Underground Station (Northern Line) is just a short walk away, while Wimbledon Station provides District Line services, South Western Railway connections into Central London and beyond, as well as Tramlink services. The nearby A3 also offers convenient road access for motorists travelling into and out of London.

Combining modern interiors with an unbeatable location, this superb apartment presents an excellent opportunity for those seeking stylish living with outstanding transport links and an abundance of local amenities on the doorstep.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 112

Annual Ground Rent Amount: £335.00

Annual Service Charge Amount: £1,389.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: None

Year built: 2014

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

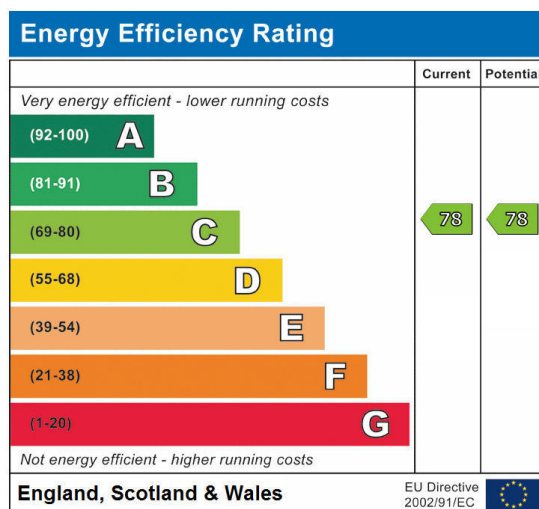
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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