

## Merton Road Wimbledon, SW19 1EE

**£325,000 Leasehold**



**A one double bedroom, top floor flat with parking and no onward chain located in this well maintained block close to the Northern Line. Benefitting from a bright lounge, separate kitchen and a family bathroom. This is an ideal investment opportunity or first time purchase.**

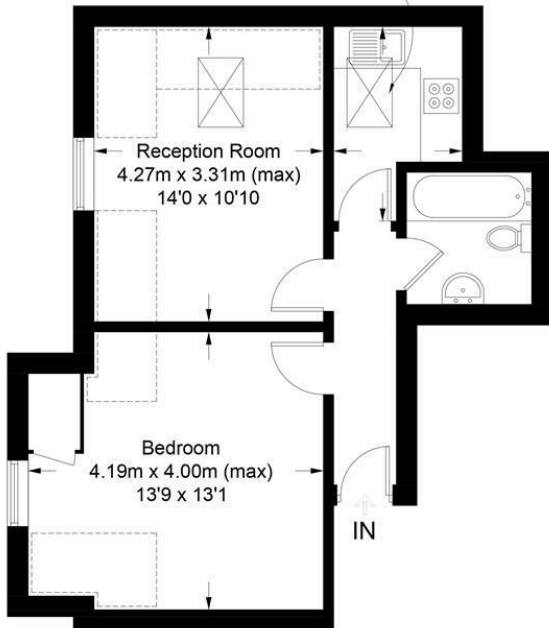
## Sycamore House, SW19

Approximate Gross Internal Area = 43.5 sq m / 468 sq ft



= Reduced headroom below 1.5m / 5'0

Kitchen  
2.78m x 1.83m (max)  
9'1 x 6'0



This floor plan is for representation purposes only and is not drawn to scale.

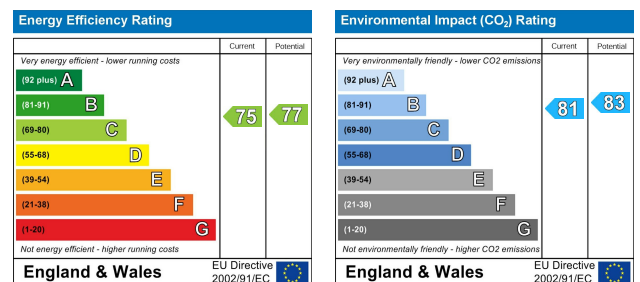
The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- One Double Bedroom
- Top Floor
- Bright and Airy
- Close to the Northern Line
- Off-Street Parking
- No Onward Chain
- Well Maintained Block
- EPC rating C



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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