

**44 Church Lane  
London, SW19 3HQ**

**£730,000 Freehold**



**Nestled in one of the most desirable locations in the heart of the Merton Park Area of Wimbledon, a delightful and rarely available two bedroom 'Henry Quartermain Arts and Crafts' Cottage, offered to the market with no onward chain and the added convenience of off-street parking. Boasting an additional third loft room, modern family bathroom, spacious lounge and charming kitchen, with doors opening out onto a pretty 40ft rear garden. Positioned in a quiet cul-de-sac, in close proximity to exceptional local schools and a short distance to Wimbledon Broadway and its numerous transport links including Wimbledon Mainline, District Line and South Wimbledon Northern Line Tube.**

## CHURCH LANE, SW19

Approx. Gross Internal Floor Area

893 Sq. ft/83.0 Sq. m (Including Reduced Height)

851 Sq. ft/79.1 Sq. m (Excluding Reduced Height)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Period Terraced Cottage
- Two Bedrooms with Loft Space
- Peaceful Cul-De Sac Location in Merton Park
- Off-Street Parking
- Sought After Local Schools
- Excellent Transport Links
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E

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