

**Cannon Hill Lane
 London, SW20 9HN**

£400,000 Leasehold

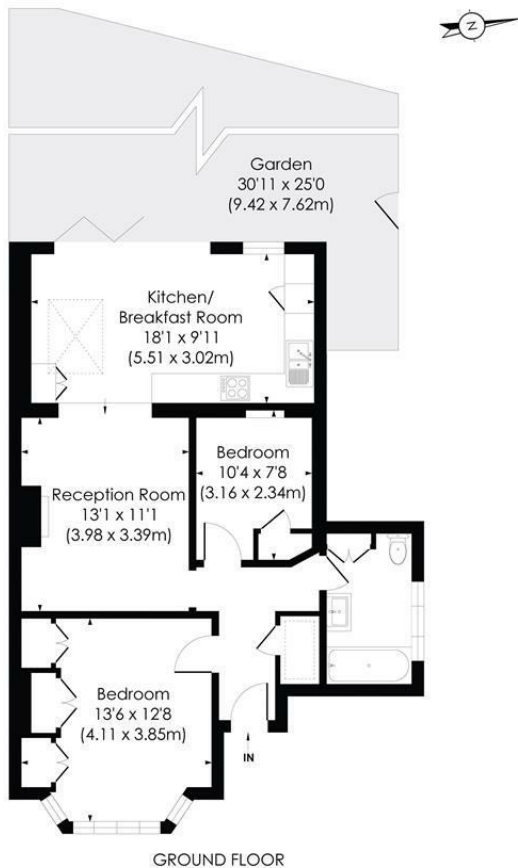


GUIDE PRICE £400,000 - £425,000. A simply stunning two bedroom ground floor garden flat in immaculate condition, enviably located in the desirable Cannon Hill Lane area of SW20. Extended and refurbished to a high standard by the current owners, the flat comprises a spacious double bedroom with fitted wardrobes, luxury family bathroom, additional second bedroom and well appointed reception. Boasting a superb kitchen/breakfast room at the rear, with modern integrated appliances and bi-fold doors opening out onto a sunny west facing garden. Featuring bespoke light fittings and wooden flooring throughout, viewings are highly recommended.

CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area

739 Sq. ft/68.62 Sq. m

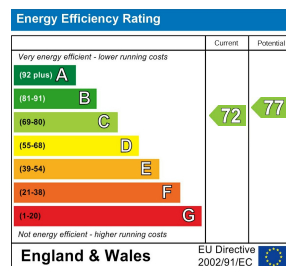


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PROPERTY MARKETING

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.

- Ground Floor Garden Flat
- Immaculately Presented Throughout
- Two Bedrooms
- Private West Facing Garden
- Superb Kitchen/Breakfast Room Extension
- Desirable Cannon Hill Lane Location
- Leasehold - 91 Years Remaining
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £300
- EPC Rating - C
- Council Tax Band - C



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