

## Harland Close London, SW19 3HZ

£400,000 Leasehold

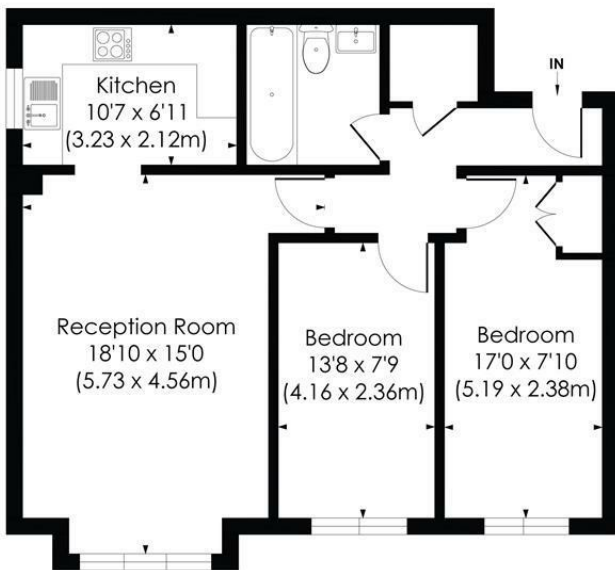


**A contemporary two double bedrooms first floor purpose built flat, originally constructed in the mid 1990's and found on a quiet residential Close in the desirable area of 'Merton Park'. The property offers copious living space throughout, along with ample storage and a well-kept modern separate kitchen. Situated within a few minutes' walk from Morden Tube Station (Northern line) and Town Centre, along with Morden Road Tram stop, allowing quick access into Wimbledon town centre and Croydon.**

**HARLAND CLOSE, SW19**

Approx. Gross Internal Floor Area

697 Sq. ft/64.79 Sq. m



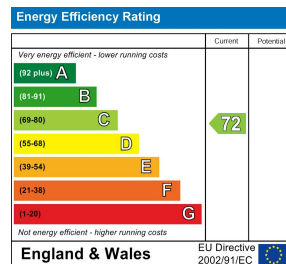
FIRST FLOOR

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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.

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- Desirable Location Close to Multiple Transport Links
- In Excellent Condition
- Allocated Parking
- No Onward Chain
- Ground Rent £140.00 per annum and Service Charge £1,720.00 per annum
- Leasehold 96 year remaining
- EPC - C
- Merton Council Tax Band - D



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