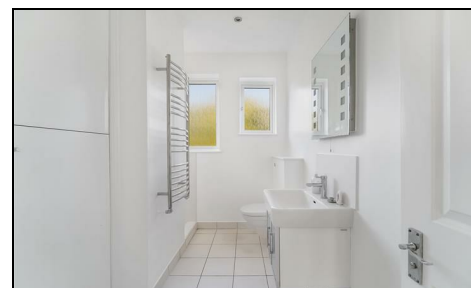


Grasmere Avenue Merton Park, SW19 3DX

£3,000 PCM



Spacious and well presented FOUR BEDROOM, TWO BATHROOM house with OFF STREET PARKING for up to two cars. Located close to Poplar Primary School and just a few minutes walk from MORDEN TUBE STATION (Northern line zone 4) and town centre amenities.

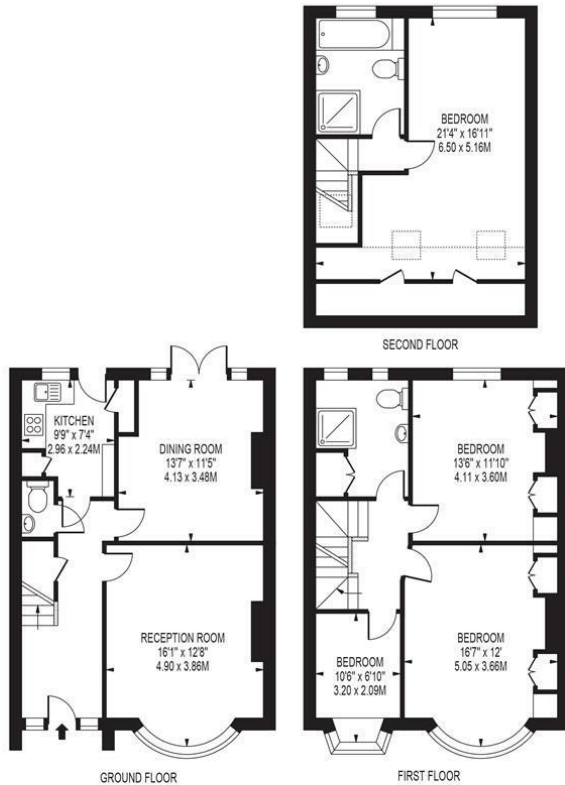
Benefits from having just been decorated. Consists of two good size reception rooms, separate kitchen, ground floor WC, three good size bedrooms to the first floor with the family bathroom and a large double bedroom to the second floor with second bathroom.

EPC band C. Council tax band E.

GRASMERE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1532 SQ FT - 142.30 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 95 SQ FT - 8.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Four good size bedrooms
- Two bathrooms
- Off street parking for up to two cars
- Close to Morden tube station
- Newly decorated
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band C
- Council tax band E



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