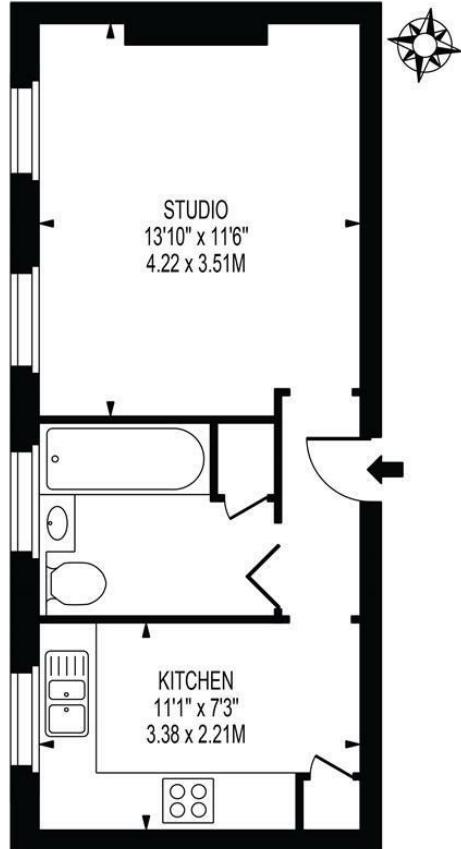


MERTON MANSIONS,  
BUSHEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 314 SQ FT - 29.25 SQ M



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.

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		

Merton Mansions, Bushey Road  
London, SW20 8DG



£1,225 PCM:

SPACIOUS STUDIO, WITH PARKING CLOSE TO RAYNES PARK TRAIN STATION

## BEAUTIFULLY PRESENTED GROUND FLOOR ART DECO APARTMENT

This studio home offers 314 SQ FT of space and comprises a good size living room, separate kitchen and a well kept bathroom. The property comes with PARKING, comes UNFURNISHED.

Merton Mansions is ideally located for both Raynes Park and Wimbledon Chase Train Stations for easy access in and out of London, plus close by to the A3 for easier travels.

EPC C

Council Tax Band A



### SPECIFICATION:

- Spacious studio
- Ground floor
- Recently decorated
- 0.5 miles from Raynes Park train station
- Off street parking
- First months rent in advance
- Five weeks security deposit
- Holding deposit = One Weeks Rent
- EPC rating - C
- Council tax band - A

