

# C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



OLD SCHOOL CLOSE, MERTON PARK, SW19

- GROUND FLOOR
- 2 BEDROOMS
- RESIDENTS PARKING
- COMMUNAL GARDENS
- OVER 60'S BLOCK
- NEW LEASE UPON COMPLETION

£275,000  
LEASEHOLD

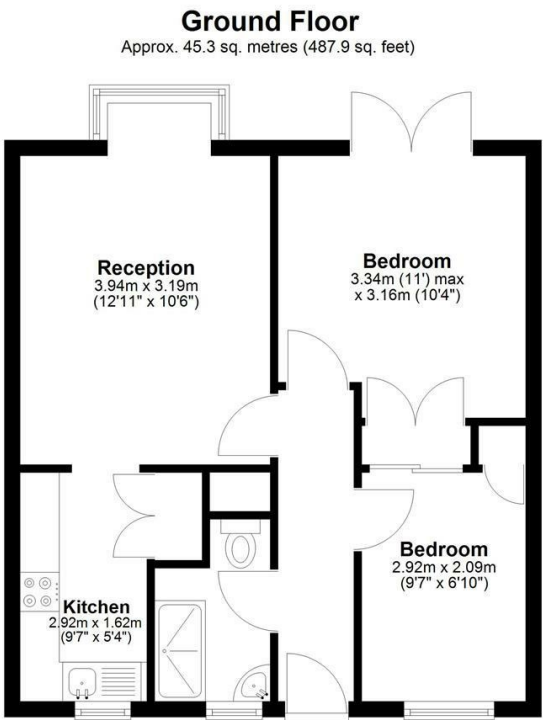
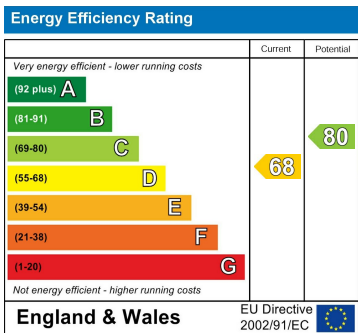
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Total area: approx. 45.3 sq. metres (487.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

C. James & Co are delighted to offer this well-presented two-bedroom retirement apartment is available exclusively to individuals aged 60 and over. Featuring a bright, south-facing outlook, the property also includes a contemporary walk-in shower room. The apartment is in good condition throughout and offers a spacious reception room with a charming bay window overlooking the communal gardens, a modern kitchen with its own window, a primary bedroom, a second bedroom and a hallway offering ample storage solutions.

Additional highlights include an on-site management, residents' and visitors' parking, and access to a beautifully maintained communal courtyard garden with seating—perfect for enjoying sunny weather.

Located in a peaceful, tree-lined setting within the John Innes Conservation Area of Merton Park, Old School Close sits away from busy roads yet remains conveniently placed. This attractive development features one- and two-bedroom apartments arranged around a central courtyard, all linked by a covered walkway. Residents enjoy a tranquil environment with plenty of parking, just a short 10-minute journey to Wimbledon Town Centre and within a few minutes' walk of the Merton tram stop and local amenities.

- EPC Rating - D
- Council Tax - Merton Council Tax Band D
- Lease - 69 years remaining
- Service charges £319.69 per month
- Buildings Insurance - Included in service charge
- Ground rent - Nil

141 Kingston Road, London, SW19 1LJ  
Tel: 0208 542 3232 - Fax: 020 8296 9066  
wm-sales@cjames.co.uk - <https://www.cjames.co.uk/>