

Windermere Avenue Merton Park, SW19 3EP

£2,750 Per Month

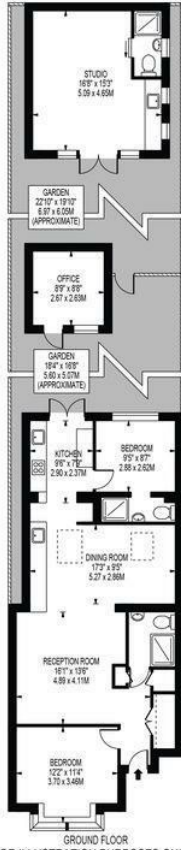


If you are looking for a conveniently located garden property with extra space ideal for working from home or guests then this property must be seen!

Impressive, unique two double bedroom, two bathroom ground floor conversion flat with off street parking for two cars, located just 0.2 miles from Morden tube and town centre amenities. The property also features a large extended kitchen/reception room with beautiful wall paneling, two patio garden areas, one with a outdoor office, and also a separate studio room with ensuite shower room and kitchenette to the rear of the property.

Council tax band C. EPC TBC.

WINDERMERE AVENUE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 815 SQ FT - 75.69 SQ M
 (EXCLUDING OFFICE & STUDIO)
 APPROXIMATE GROSS INTERNAL AREA OF OFFICE: 76 SQ FT - 7.02 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF STUDIO: 255 SQ FT - 23.67 SQ M



GROUND FLOOR
 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.



- Two double bedrooms
- Three bathrooms
- Fantastic extended kitchen/reception room
- Outdoor office plus studio room with ensuite shower room
- Off street parking for two cars
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band
- Council tax band C

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	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

