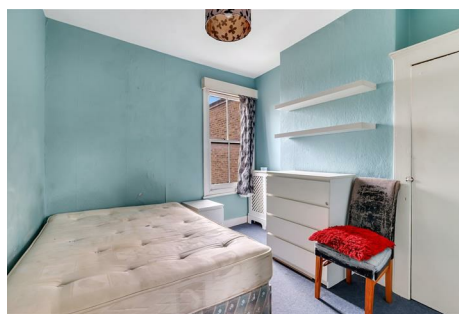


PARKER JAMES

ESTATES

Established since 1995



Merton Road

London SW18 5EE

- For sale by Auction
- First floor
- One double bedroom
- Southfields station walking distance
- M & S Foodhall
- Vacant possession
- 54 sqm
- Street level access
- Pubs and restaurants nearby
- King George's Park minutes away

Auction Guide £270,000

Merton Road

London SW18 5EE



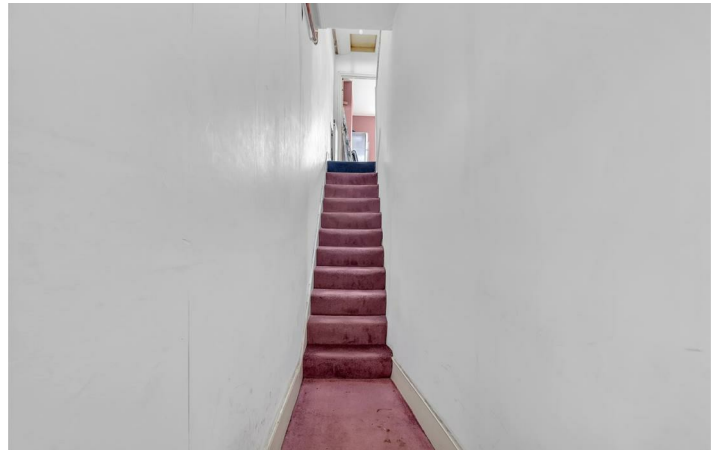
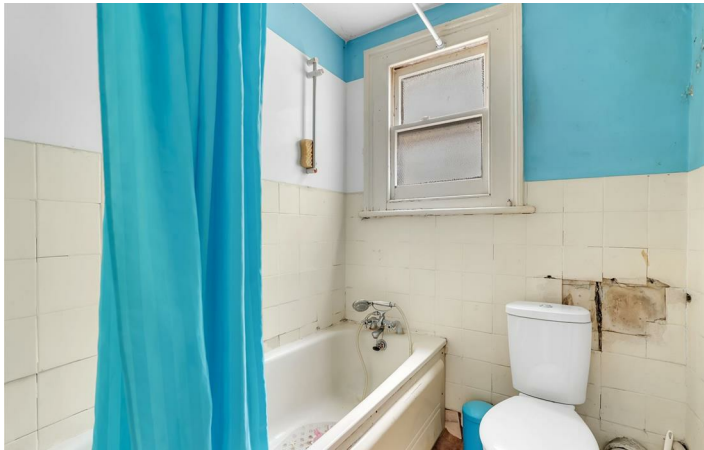
For sale by Auction and with vacant possession is this one bedroom first floor flat on Merton Road in Southfields.

The 54 sqm property which is accessed from the street briefly comprises an entrance hall with stairs leading to the split level first floor landing, front facing reception room, fitted kitchen, one double bedroom and a bathroom.

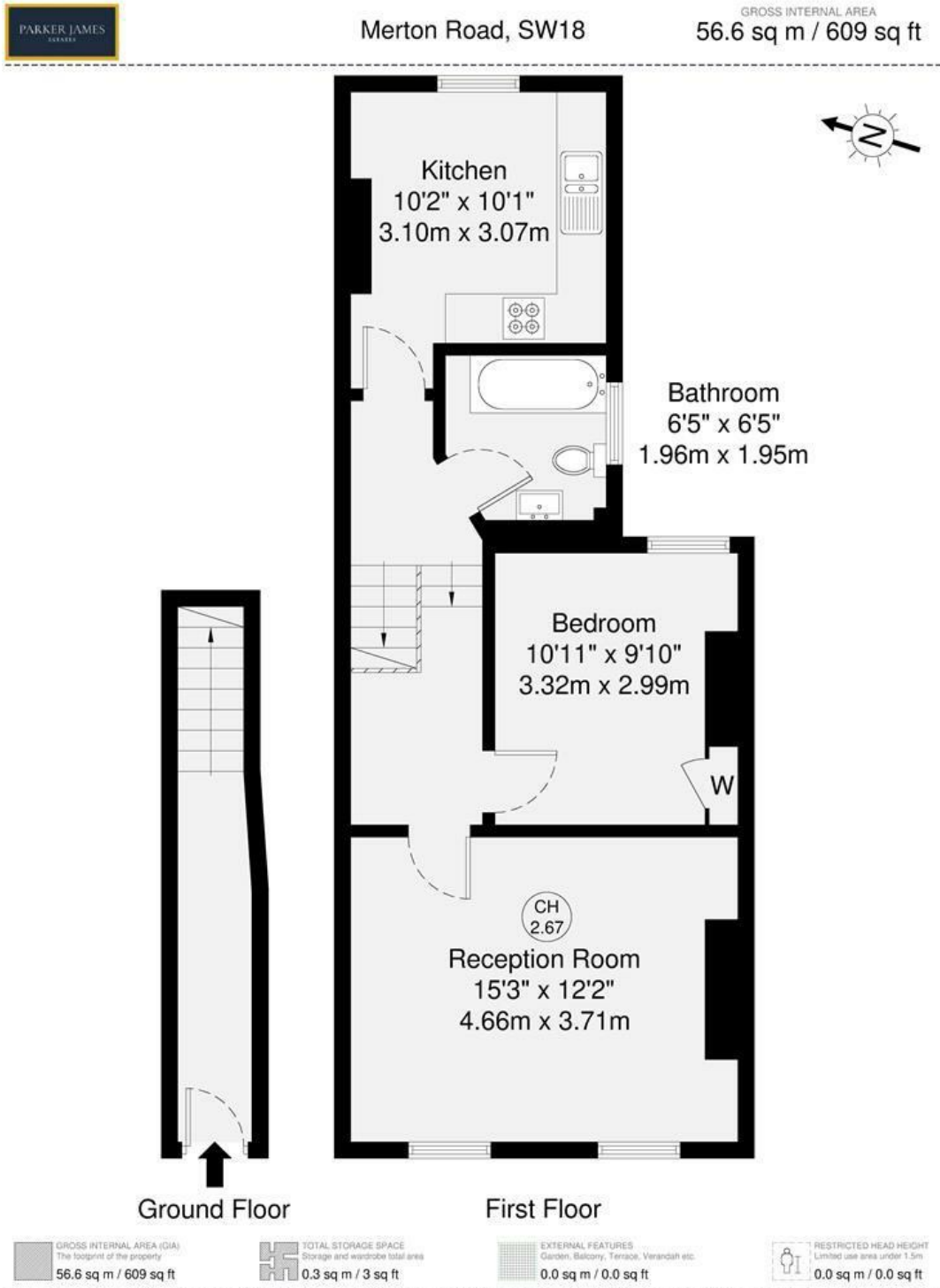
Merton Road is within walking distance of Earlsfield (South Western Railway) and Southfields (District line) stations with the property itself located at the northern end of the road between Balvernie Grove and Camborne Road close to a good range of shops on Wimbledon Park Road including an M & S Foodhall, local pubs and restaurants whilst pleasant open space can be enjoyed in nearby King George's Park a 55 acre oasis which includes formal gardens, a bowling green, tennis courts and a wild-fowl lake.



[Directions](#)



Floor Plan



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)		Very environmentally friendly - lower CO ₂ emissions A (82 plus)	
B (61-81)		B (61-81)	
C (50-60)		C (50-60)	
D (35-49)		D (35-49)	
E (23-34)		E (23-34)	
F (13-22)		F (13-22)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 74 (Current), 55 (Potential)

