

**SW19**

*it's all in the postcode...*



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**1A Merton Hall Road**

**£450,000**

- Two double bedrooms
- Conversion flat
- Off street parking
- No onward chain
- Share of freehold
- Close to Dundonald recreation ground
- Council tax Band D
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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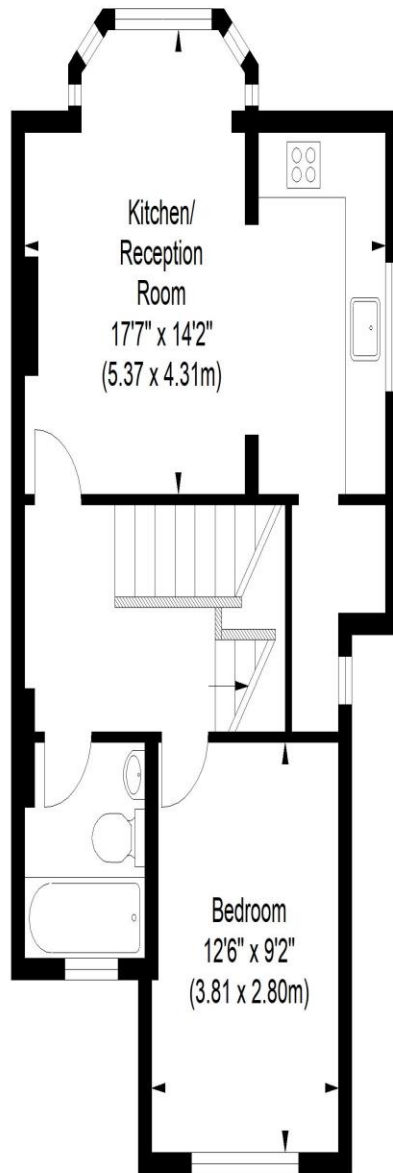
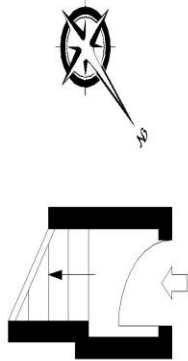


This bright and spacious first floor, split level flat offers two double bedrooms and two bathrooms, set within an attractive end of terrace conversion with its own private entrance. The home features a generous open plan kitchen and living area, perfect for modern living and entertaining. Additional benefits include off street parking, a communal garden, and no onward chain. Merton Hall Road enjoys a desirable position close to the open green spaces of Dundonald Recreation Ground, while Wimbledon's excellent transport links, shops, cafés, and restaurants are all within easy reach.

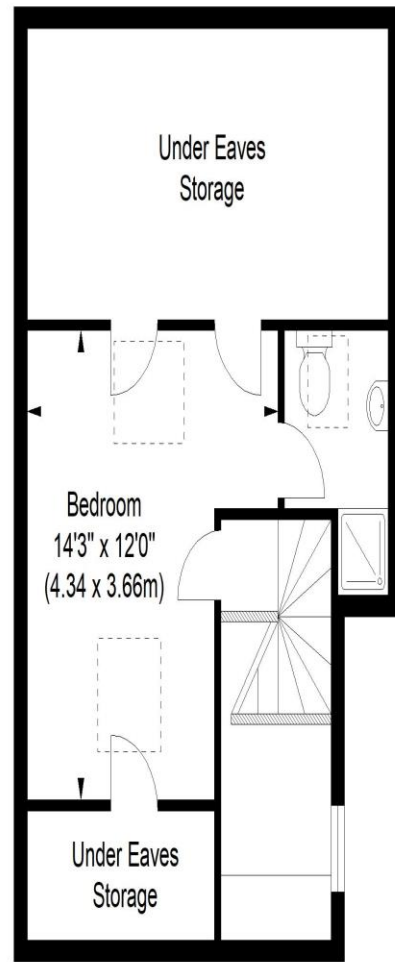


Merton Hall Road

Approximate Gross Internal Area  
980 sq ft / 91.04 sq m



Ground Floor



First Floor

Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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