



Merton Hall Road, Wimbledon **SW19**

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## The Property

A well proportioned two bedroom, first and second floor property situated in a sought after location, close to Dundonald Recreation Ground and within close proximity to Wimbledon and Raynes Park. The second floor comprises a main bedroom with generous storage. An open plan living area and adjoining kitchen benefits from great lighting, with a double window and sky lights. The bathroom is complete with a bath and shower, as well as space for a washing machine.

## Location

Merton Hall Road is a picturesque tree lined street that provides good access to Wimbledon Town, in the catchment for Dundonald Primary School and a short walk to Dundonald Park. It's location benefits from excellent transport, shopping and leisure facilities as well as Wimbledon Village and Wimbledon Common close by.

**Guide Price: £600,000**

**Tenure: Leasehold: approximately 93 years remaining**

**Local Authority: London Borough of Merton**

**Council Tax Band: D**

**EPC: C**

**Service Charge:**

Please note that we have been unable to confirm the service charge or the date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.

**Ground Rent:**

£20 per annum, we have been unable to confirm the review date information.



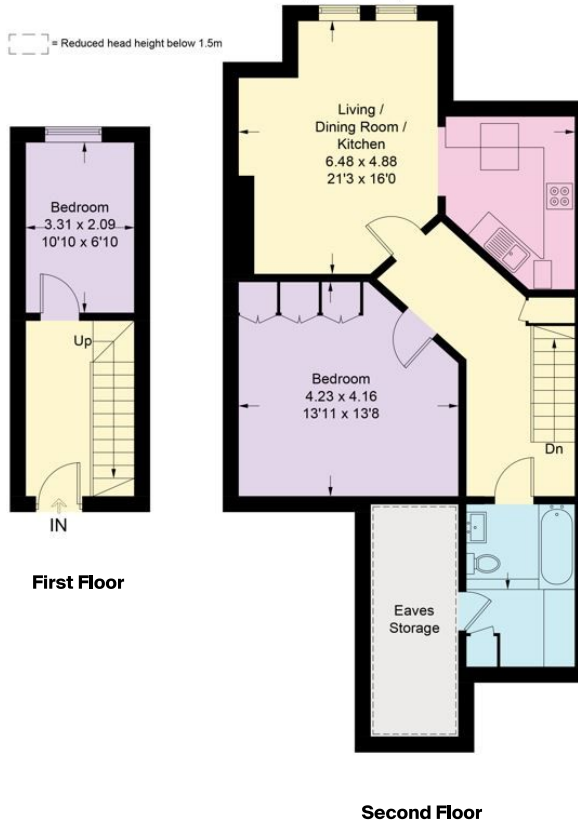


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Approximate Gross Internal Area = 75.9 sq m / 817 sq ft

Eaves Storage = 7.6 sq m / 82 sq ft

Total = 83.5 sq m / 899 sq ft



**Knight Frank**

**Wimbledon**

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I would be delighted to tell you more

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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