

## MERTON ROAD, SW18 5EQ

**Asking Price £425,000**

We are pleased to offer to the market a well-presented and larger than average (840 SQFT) two double bedroom modern apartment situated within easy reach of all the amenities of Wandsworth, Earlsfield and Southfields. Offering a generous open plan kitchen/reception which has plenty of space for a table and chairs. There are two good-sized double bedrooms, both with fitted wardrobes, a smart bathroom and the property also benefits from access to two communal roof terraces, both with scenic views across London. In addition, the accommodation has communal bike storage, no onward chain and an EWS1 form available. Leasehold. EPC rating B. Please see the virtual tour provided: <https://my.matterport.com/show/?m=pmWVZpnbVSz>.

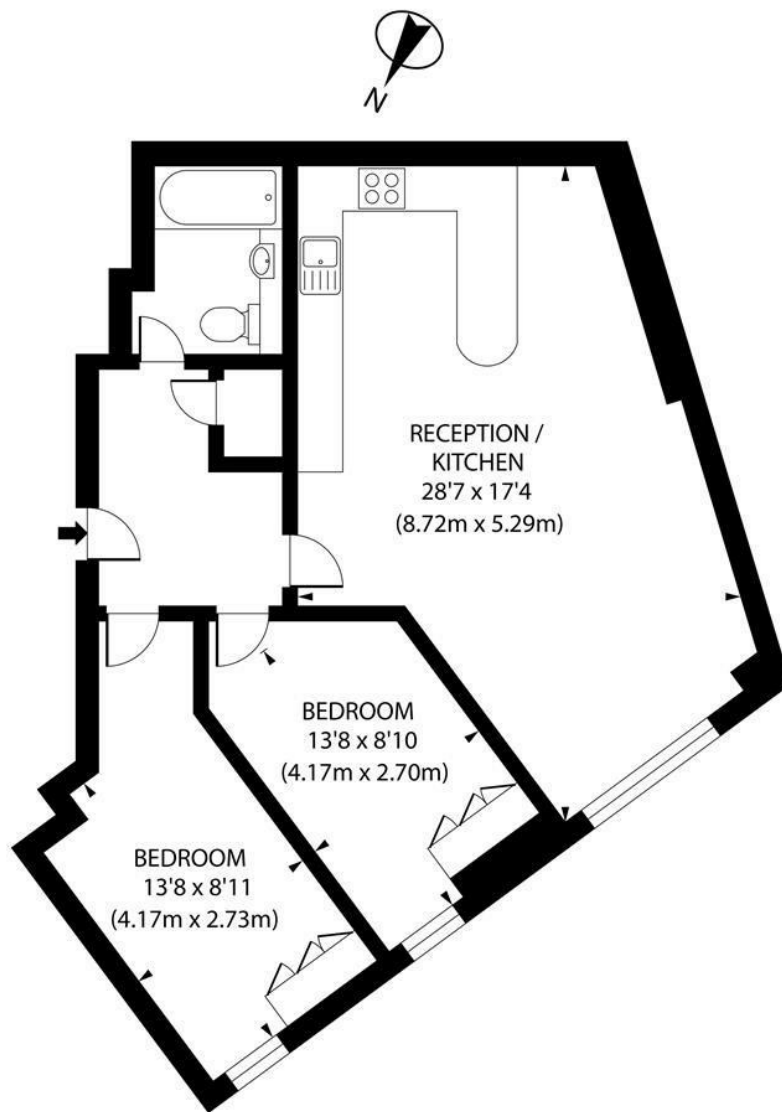


[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

Registered in England & Wales No. 5585458





## FIRST FLOOR

Merton Road, SW18

Gross Internal Area 840 sq ft/78 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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