

# SW19



## Merton Road

Wimbledon

### £1,600 pcm

- Two bedrooms
- Private garden
- Off street parking
- Offered unfurnished
- Available end July



### SW19 Estate Agents Ltd.

**Wimbledon Town** 83b Hartfield Crescent London SW19 3RZ

**South Wimbledon** 119 Merton Road London SW19 1ED

**Colliers Wood** 44 High Street London SW19 2AB

020 8544 2828

info@SW19.com

SW19.com

A unique, lovely two double bedroom Coach house forming part of a historic building conveniently located for access to the Northern line tube with Wimbledon town centre a short walk away. With off street parking and a large west facing rear garden. The accommodation comprises a surprisingly large master bedroom, smaller double bedroom, modern bathroom, large lounge room, under stairs storage, kitchen/ dining room with a door leading onto the large landscaped rear garden and allocated off street parking. Available end July and offered unfurnished.



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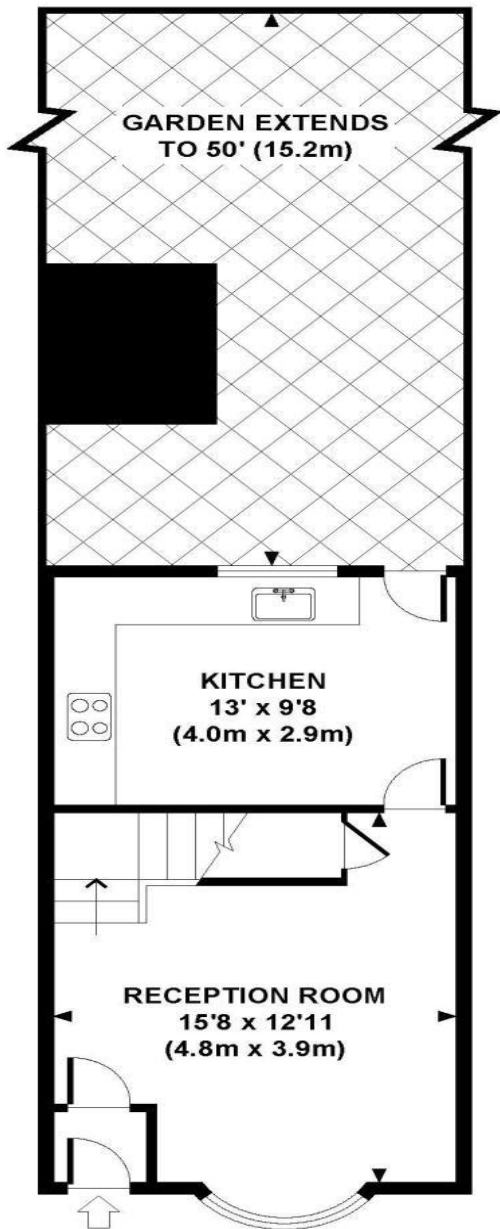
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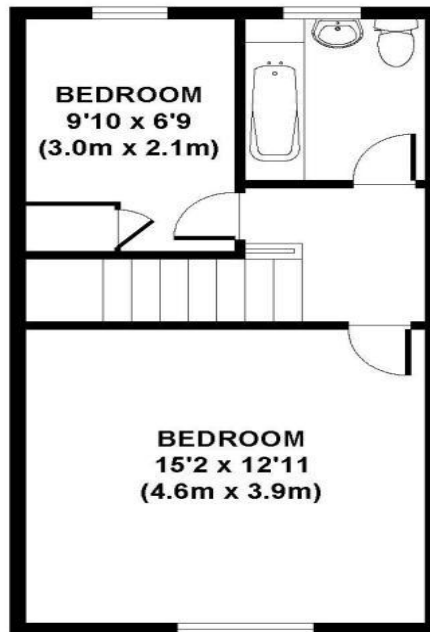
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**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 332 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 374 SQ FT**



**APPROX. GROSS INTERNAL FLOOR AREA 706 SQ FT / 66 SQ M**  
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Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

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 SW group limited or related companies or their employees are able to 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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