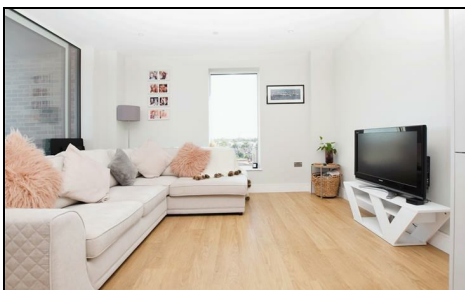


Greyhound Parade London, SW17 0SJ

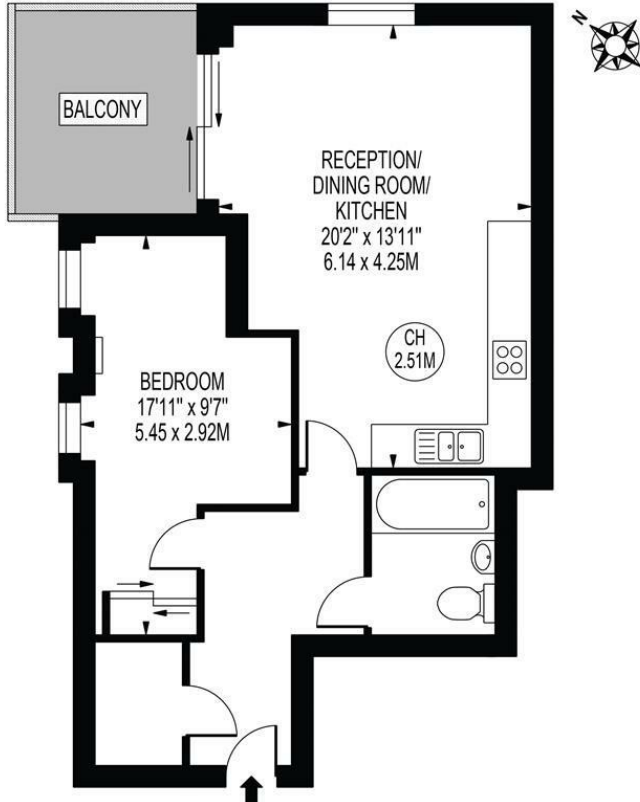
Offers In Excess Of £425,000 Leasehold



A simply stunning and spacious one bedroom apartment situated on the top floor of this prestigious modern and highly sought after development located within easy reach of Wimbledon and Earlsfield Town Centres, offered to the market with no onward chain. This lovely property boasts a fantastic spec throughout and benefits from an abundance of natural light, comprising of a great sized bedroom, modern fitted bathroom and an open plan fully fitted kitchen/lounge/diner with a direct access to an impressive private terrace with great views over London. Other points to note are: Communal Garden, Lift Access and Bicycle Storage.

BUSHANE COURT, GREYHOUND PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 533 SQ FT - 49.50 SQ M



SEVENTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Top Floor
- One Double Bedroom
- Beautifully Presented
- Private Terrace
- No Onward Chain
- Long Lease
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 250 Years From 25 February 2022
- Service Charges (Per Annum) : £2992. No Ground Rents

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	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

