



**1A MERTON PARK PARADE,
LONDON, SW19 3NT**

£2,250 Per Month



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

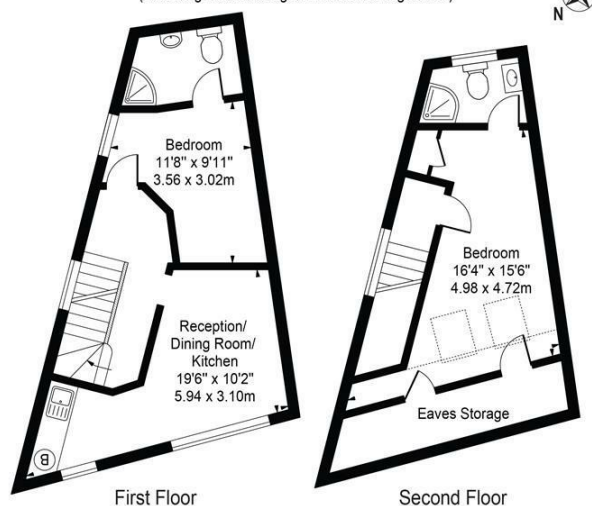
www.csj.eu.com

lettings@csj.eu.com

Merton Park,
Parade, SW19 3NT

Approx. Total Internal Area 695 Sq Ft - 64.57 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 578 Sq Ft - 53.70 Sq M
(Excluding Eaves Storage & Restricted Height Area)



Ground Floor
Entrance

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Split level flat in good location available to let immediately.
Comprises open plan lounge / kitchen and bedroom with en suite shower room at first floor with bedroom and en suite shower room at second floor.

The property has just undergone a level of refurbishment by the landlord and benefits from wood strip flooring, neutral decor, tiled floors to bathrooms and kitchen area, gas central heating, double glazing and large eaves storage

EPC Rating: D

Council tax band: tbc

Location

Located within one of South West London's most desirable and well-connected neighbourhoods. The area combines a village-like atmosphere with excellent transport links into Central London.

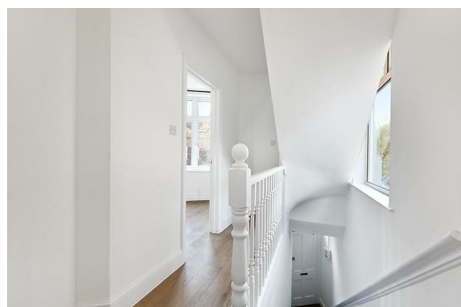
Underground: South Wimbledon Station (Northern Line) — direct to the City and West End
National Rail: Wimbledon Chase Station (Thameslink) — direct to Farringdon, Blackfriars and St Pancras. Wimbledon Station (South Western Railway) — London Waterloo in approx. 15 minutes

Tramlink: Merton Park Tram Stop — trams every 5 minutes to Wimbledon interchange

Buses: Routes 163 & 164 stop directly outside, reaching Wimbledon in under 10 minutes.

Further routes serve Morden, Tooting, Kingston and Putney

Road: Direct access via the A238, with on-street parking available



VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

lettings@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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