# MERTON HALL ROAD, SW19

## £400,000

- Split-level maisonette
- Private entrance
- Two double bedrooms
- Excellent condition
- No onward chain
- Energy rating: c

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marshandparsons.co.uk

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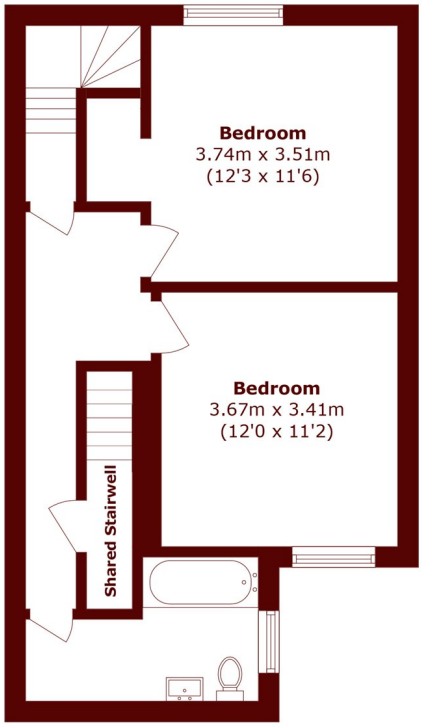
# ABOUT THE PROPERTY

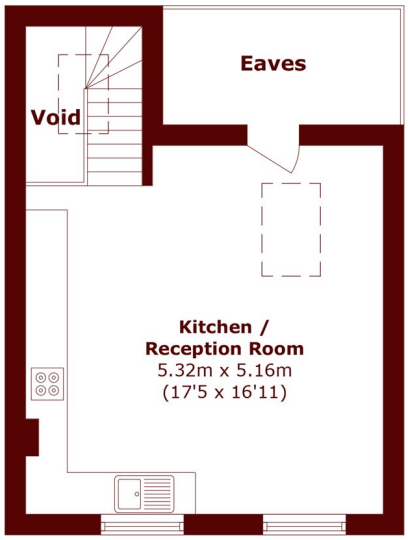
This lovely, bright and airy, two double bedroom upper maisonette occupies the two top floors of a Victorian terraced property, is neutrally decorated and provides fantastic and practically arranged living spaces.

Merton Hall Road is perfectly placed within close proximity of Wimbledon town centre for leisure and shopping facilities. Wimbledon mainline station and South Wimbledon Northern line underground are also with in easy reach for frequent rail connections.

# STEP INSIDE
## MERTON HALL ROAD




**First Floor**




**Second Floor**

Total area (approx.): 74.1 sq. m (797.6 sq. ft)
(Excluding Void & Eaves)
(Excluding Communal Area)

Wimbledon
020 8879 6660

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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