



**SEYMOURGREEN**  
AT THE HEART ♥ OF YOUR MOVE

## Merton Road, Southfields, London, SW18

- ♥ Share of Freehold
- ♥ Two Double Bedrooms
- ♥ No Onward Chain
- ♥ Private Entrance
- ♥ Opportunity to Extend
- ♥ Fabulous Location

A beautifully presented ground floor maisonette providing spacious and flexible accommodation perfectly located for all the local amenities of both Earlsfield and Southfields, whilst the wide open spaces of King Georges Park and Wimbledon Park are a short stroll away. Comprising character living room, two generous double bedrooms, large open plan kitchen living room and modern bathroom all complimented by the secluded rear garden. The property also provides a fantastic opportunity to extend into the large side return, (subject to usual consents) and is being sold with no onward chain and share of freehold, making this exquisite property a perfect first time purchase.



## For Sale: £500,000

Seymour Green, 483 Merton Road, London SW18 5LE

T: 020 8870 0111 F: 020 3302 9598 E: [southfields@seymour-green.co.uk](mailto:southfields@seymour-green.co.uk) W: [seymour-green.co.uk](http://seymour-green.co.uk)



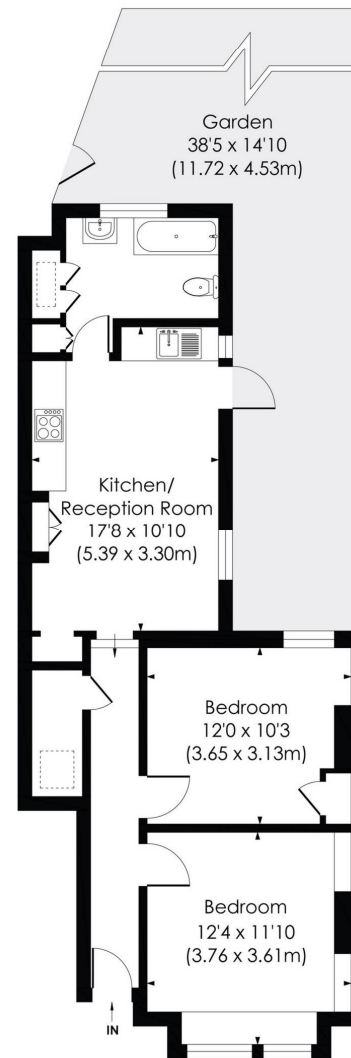
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## MERTON ROAD, SW18

Approx. Gross Internal Floor Area

**628 Sq. ft/58.34 Sq. m**



GROUND FLOOR

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**pixangle**  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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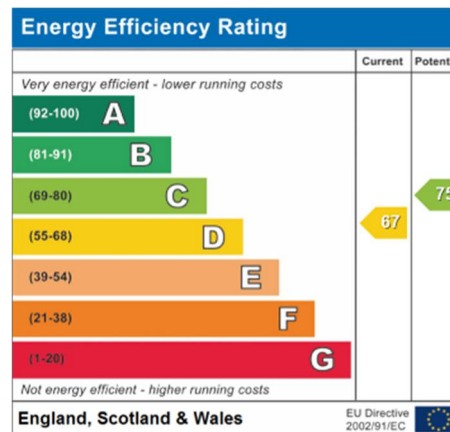
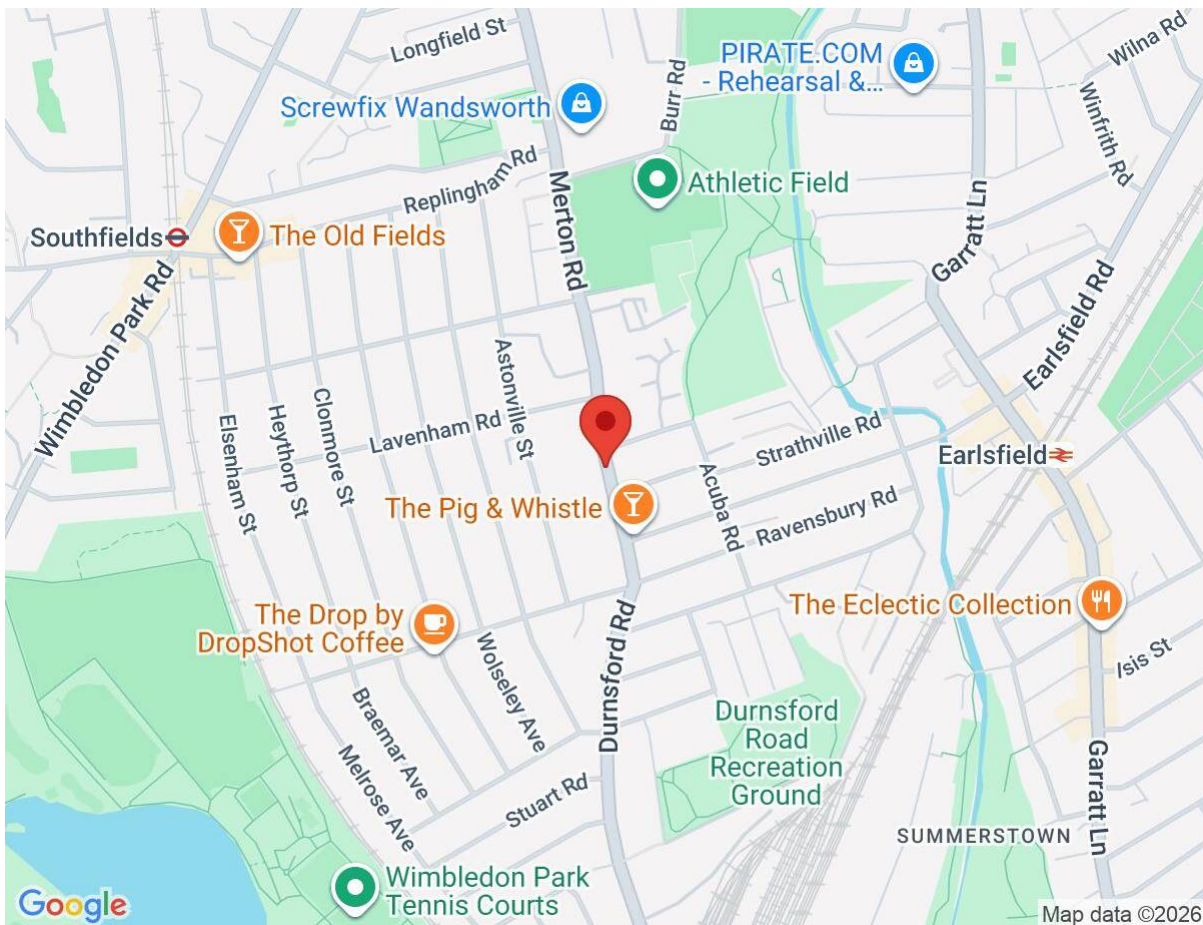
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**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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