



## **Melrose Road, Merton Park, SW19 3HY**

**£279,000      Leasehold**

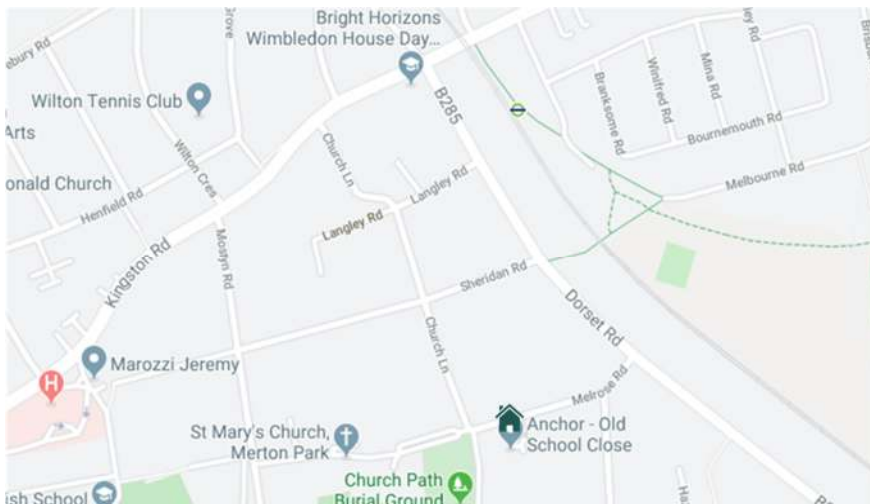
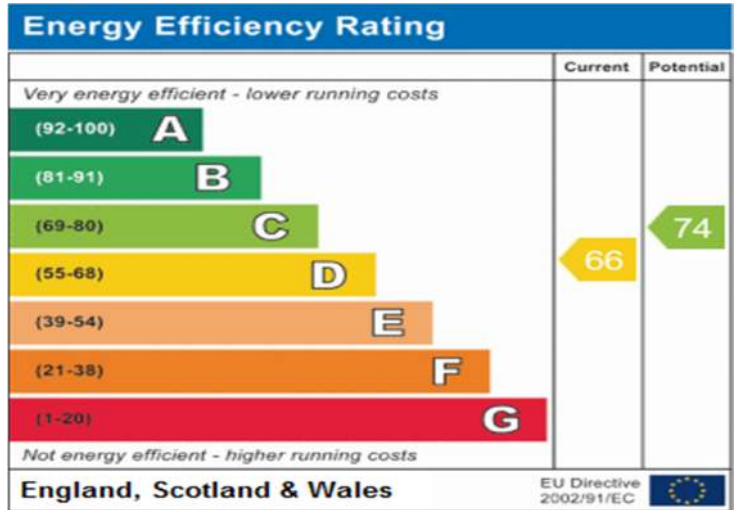
**2 Bedroom Over 60s Apartment For Sale**



## PROPERTY DETAILS

- Over 60s Apartment
- 2 Bedrooms
- Private Entrance
- Loft Storage
- Newly Refurbished
- Close to Merton Park Tram Station
- Well Maintained Landscaped Gardens
- Ample Visitors Parking
- Lift Access
- Chain Free
- 85 Year Lease
- EPC Rating = TBC





Merton Park Tram 5 Minute Walk

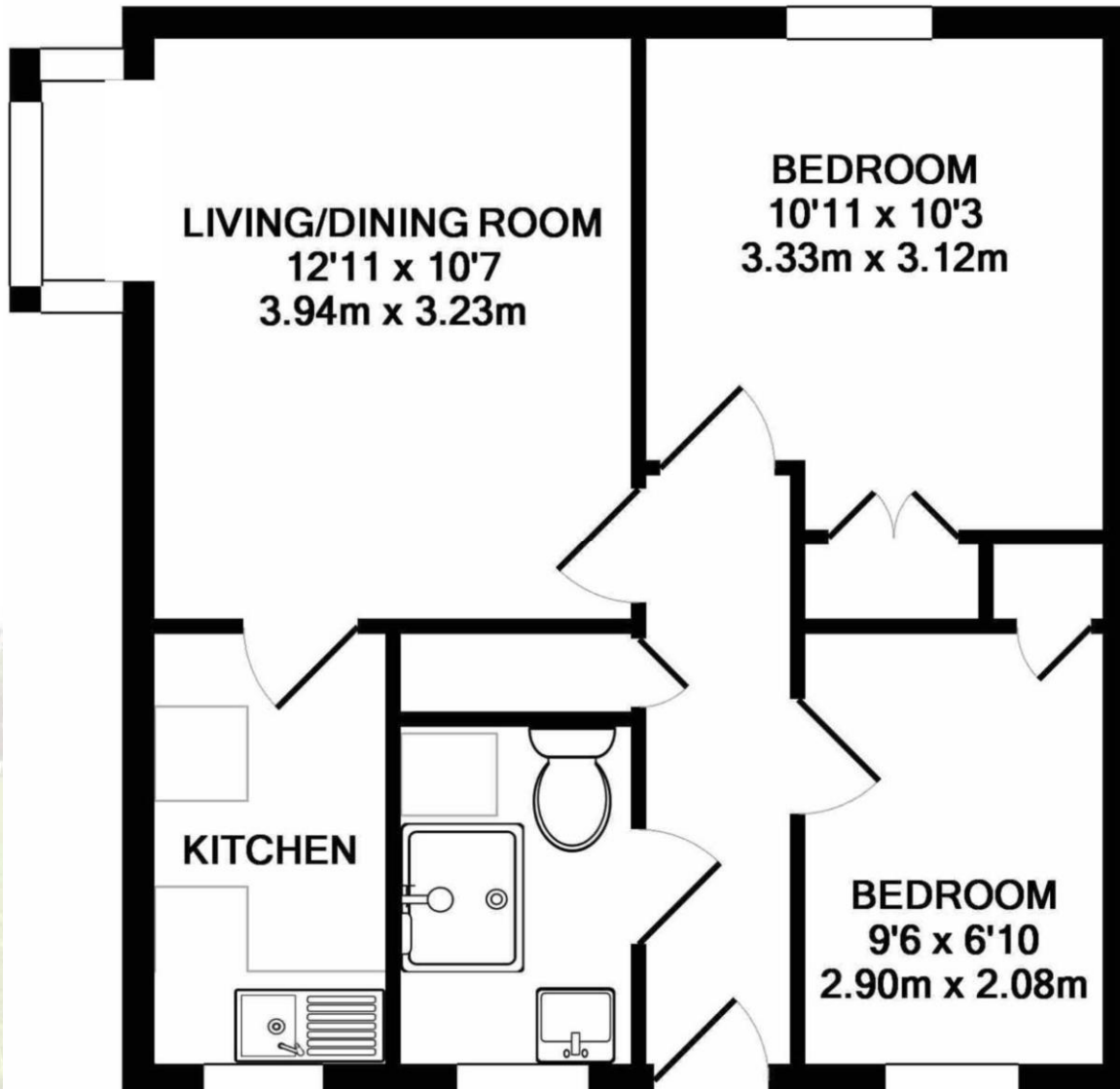
Nelson Health Centre 5 Min Walk

St Mary's Church 2 Minute Walk

John Innes Park 6 Minute Walk

Wimbledon 15 Minute Walk

## FIRST FLOOR



**TOTAL APPROX. FLOOR AREA:  
47.1 SQ.M. / 506 SQ.FT.**

(Ground Floor Entrance, Garden Store and Garden Shown)

Cross & Prior endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



*Established Since 1910*

### CONTACT

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### VIEWING ARRANGEMENTS

Strictly by appointment with  
Cross & Prior

