



Kenley Road, Merton Park

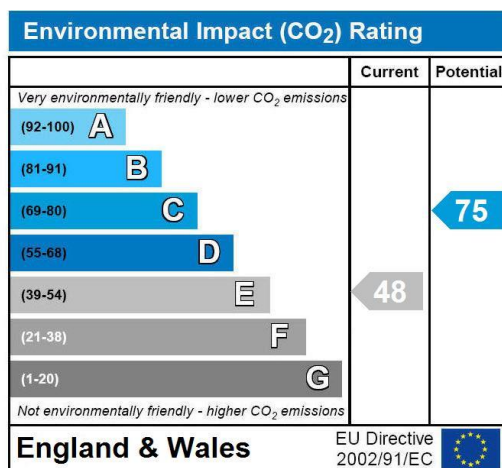
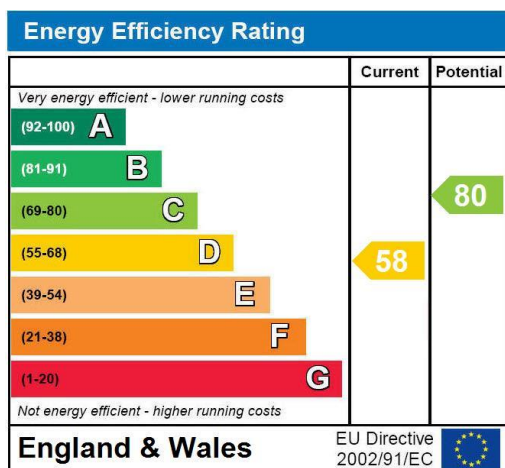
£2,600 pcm

Summary

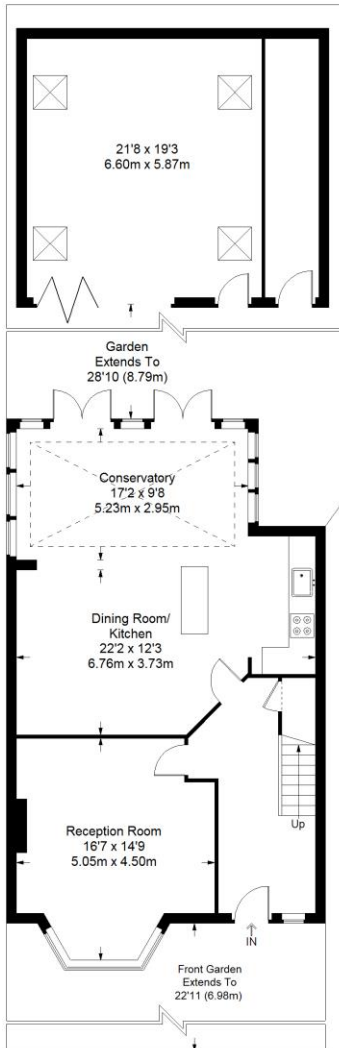
ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to present this stunning, four bedroom, end of terrace house on Kenley Road in Merton Park. Within close proximity to Morden Underground Station and close to all local amenities. The property benefits from driveway parking (fits one vehicle), a large front lounge, open-plan kitchen/dining area to the rear leading to a conservatory style sitting room. There's a large garden to the rear of the property and an additional entertainment room which can be used as a (gym/office/double garage). On the first floor the property comprises three bedrooms, a family bathroom and a separate cloakroom, while the second floor the property further comprises a large loft bedroom (with balcony) with an en-suite shower room. Ideal for professional tenants. **MUST BE SEEN.**

HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, our Wimbledon Park branch on 020 8879 3718 or our Putney office on 020 8785 3652, for more information and to arrange a viewing. Open 7 days a week. viewings Mon- Fri 8-8, Weekends 9-6.

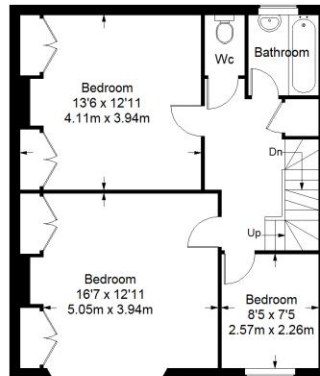
Energy Efficiency Rating: D



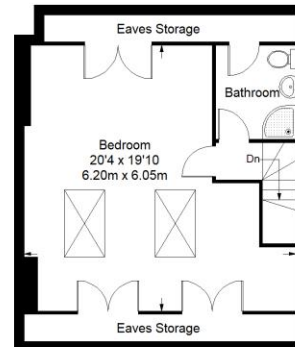
Kenley Road



Ground Floor = 792 sq ft



First Floor = 609 sq ft



Second Floor = 488 sq ft

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 792 sq ft / 73.58 sq m
 FIRST FLOOR = 609 sq ft / 56.58 sq m
 OUT BUILDING = 427 sq ft / 39.67 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 409 sq ft / 38.00 sq m
 (Reduced Headroom) = 79 sq ft / 7.34 sq m
 Total = 2316 sq ft / 215.17 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D357409)