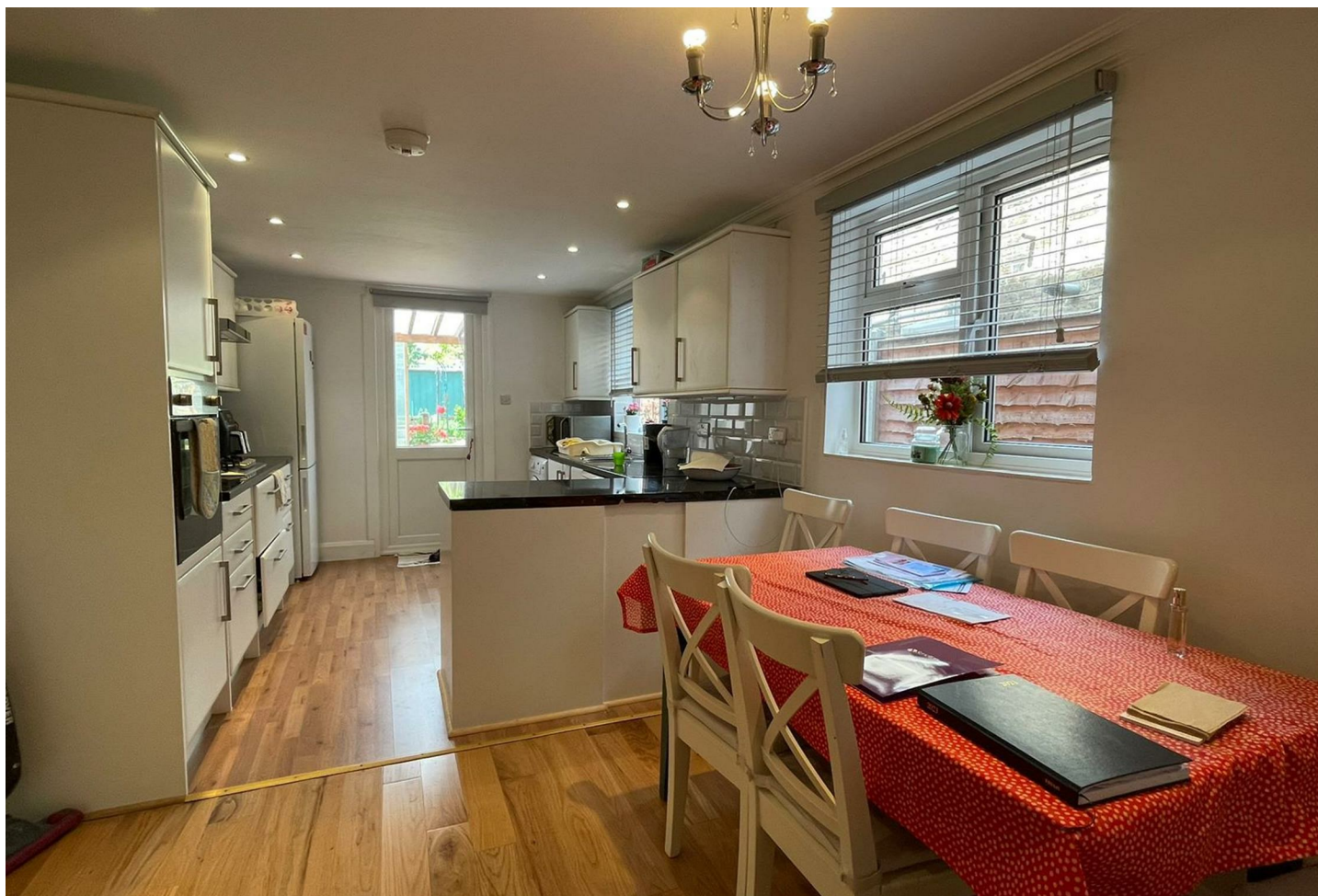




## Room 5, 378 Merton Road, Wandsworth, London, SW18 5AD

£800 Per Month

- spacious bedroom
- Charming period house
- Built in 1900
- Close to local amenities
- Viewing recommended
- Double cosy reception rooms
- Located in Wandsworth
- 1,604 sq ft of space
- Easy access to transport

# 378 Merton Road, London SW18 5AD

Nestled in the vibrant area of Wandsworth, London, this well-presented double room offers comfortable accommodation within a friendly and spacious shared house on Merton Road.

The property benefits from a beautiful open-plan kitchen and dining area, fully equipped with modern appliances and providing an excellent space for cooking, dining and socialising with fellow housemates. There is also a comfortable communal living room, perfect for relaxing after a busy day.

One of the standout features of the property is its beautiful private garden, complete with an outdoor seating area ideal for summer BBQs, entertaining friends, or enjoying a peaceful evening outdoors.

Conveniently located close to a wide range of local amenities, including shops, cafés, restaurants and supermarkets, the property also benefits from excellent transport links, providing easy access to Central London and the surrounding areas.

This is an excellent opportunity to rent a room in a well-maintained shared house, offering generous communal living spaces, a fantastic garden, and a welcoming atmosphere in one of South West London's most sought-after locations.

Early viewing is highly recommended.



Council Tax Band: E







Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |