



178 Poplar Road South

Merton Park, SW19 3JY

ROBERT HOLMES
— & COMPANY —

A well proportioned 1930's family home located on a popular road in Merton Park with a beautiful garden and a detached outbuilding

Asking Price: £1,235,000

Accommodation:

- Semi detached house
- Double reception room
- Kitchen
- Study
- 4 bedrooms
- 2 bathrooms plus guest WC
- Off street parking
- Landscaped garden

Local Borough: Merton Council

Council Tax Band: F

EPC Rating: C

Nearest Station: 0.3 miles (Morden)

Central London: 9 miles (approx.)



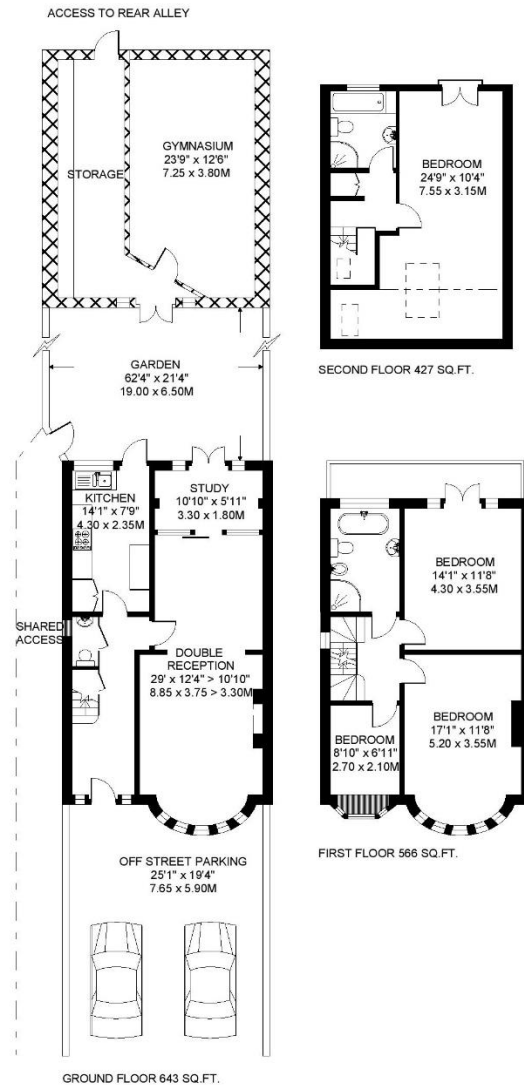
Property Description: This well maintained home offers a good balance of entertaining and living accommodation across three floors. The bright property consists of a spacious double reception room with a gas fireplace and curved bay window, and a kitchen and study that both lead directly to the mature rear garden. The garden offers a patio and level lawn which is surrounded by pretty plants and shrubs. There is also a superb, lawfully constructed, detached outbuilding with gas central heating and electricity, which is currently arranged as a gym and large storage room but could be used as a home office or studio. To the first floor are three bedrooms, one of which opens onto a full width balcony overlooking the rear garden, and a family bathroom with a separate shower. The top floor been converted in recent years to create a further bedroom with a Juliet balcony and a bathroom, again with a separate shower.

The property benefits from planning permission to create a substantial 5 metre rear extension, allowing a buyer to significantly increase the size of the ground floor. Please see plans enclosed: Merton planning application ref. 24/P1618. As the permission for the rear extension falls under a larger home extension under permitted development, there is no time limit within which works must commence, as advised by the owner. There is further potential to convert the garden outbuilding into a 1 bedroom annexe or into a double garage as there is rear alley access, STPP.

Location: Poplar Road South is a well thought of road in the heart of Merton Park, moments from Mostyn Gardens. Morden high street and underground station (Northern line) are also conveniently close by, along with well thought of schools such as Poplar Primary School.



APPROXIMATE INTERNAL FLOOR AREA
1636 SQ.FT / 152 SQ.M.
 PLUS GYM AND STORAGE 459 SQ.FT / 42.6 SQ.M.
TOTAL AREA SHOWN ON PLAN
2095 SQ.FT / 194.6 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 1;
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE A
 WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
 AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

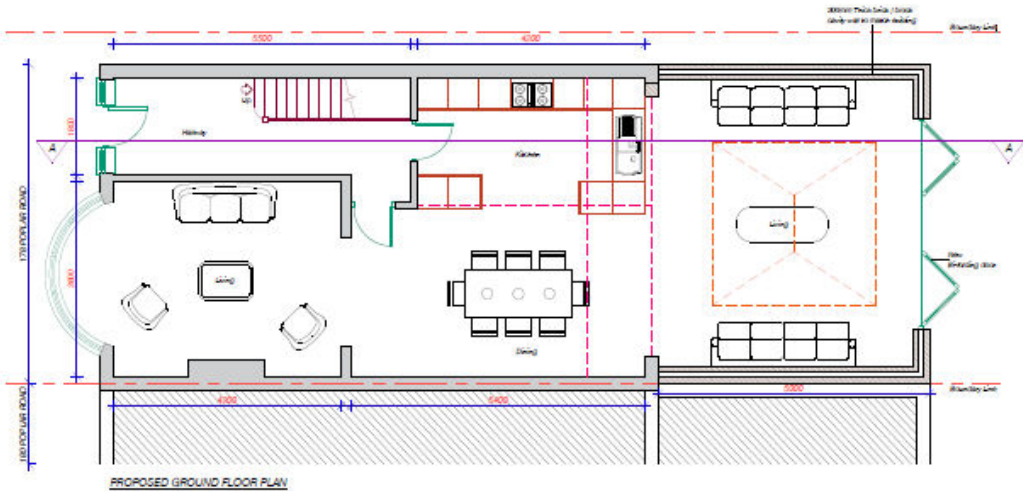
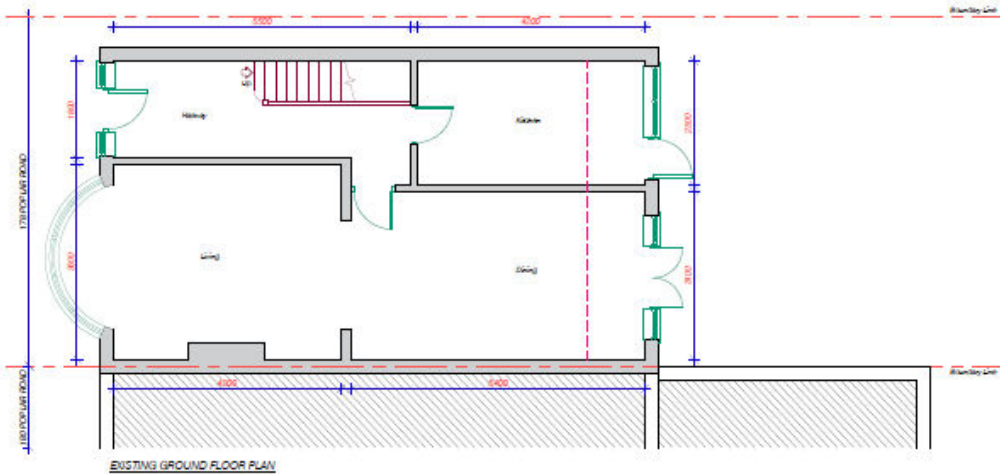


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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.

NOTES
This drawing is for planning use only,
structure and building control approval is
required before commencement of any
building works. do not reproduce this
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Issue	Notes	Drawn	Date
Client			
Drawing Title			
EXISTING & PROPOSED GROUND FLOOR PLANS			
Scale	Date	Checked	Drawn By
1:100	05/06/24	AZ	AZ
Drawing Number			Revision
D01			