



**St. Helier Avenue, Morden SM4 6JD**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**St. Helier Avenue, Morden**

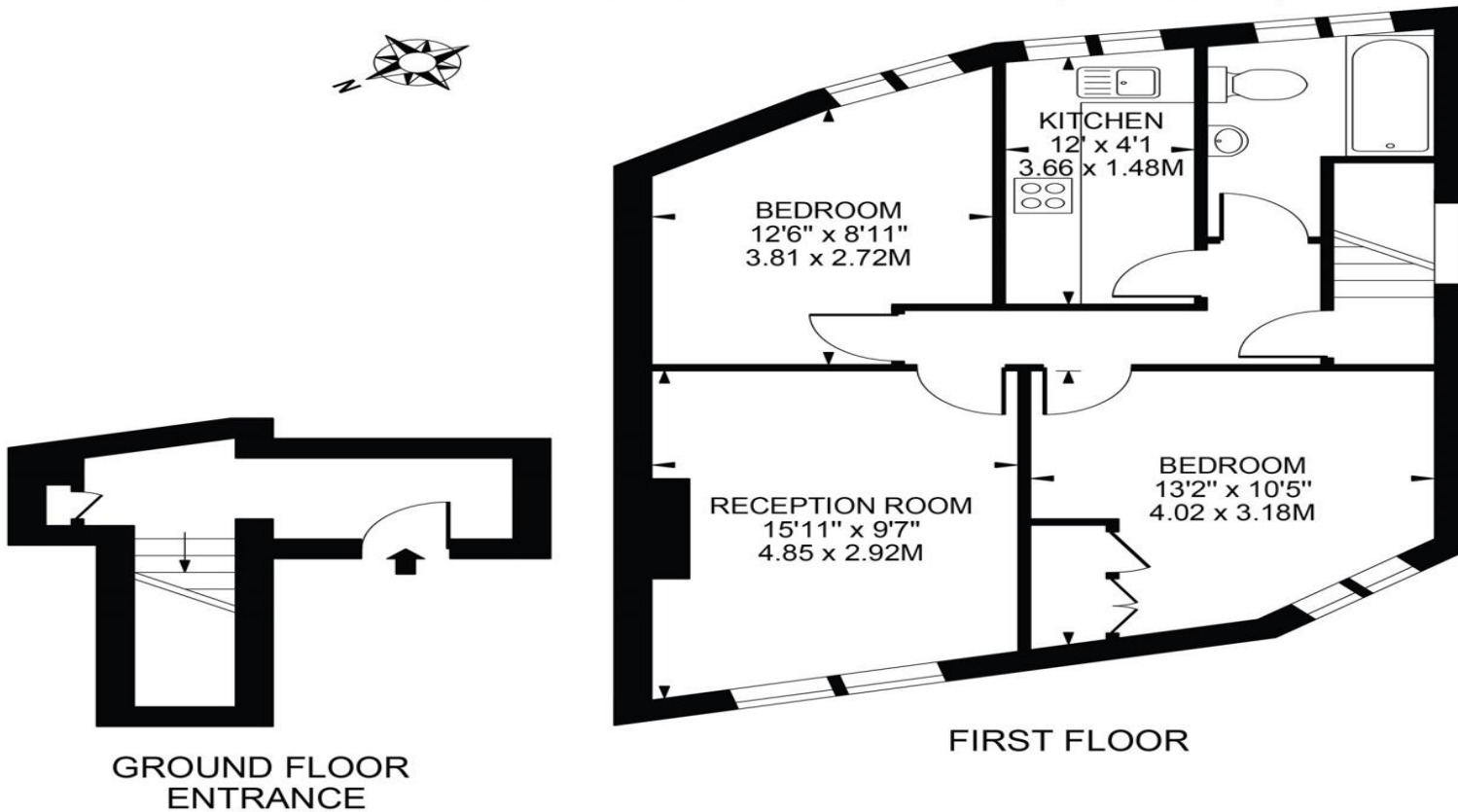
Barnard Marcus are delighted to introduce to the market this two-bedroom first floor maisonette conveniently located in a desirable residential development with 0.5 miles of Morden Tube Station and the green spaces of Morden Hall Park. Having been recently renovated to a high standard. Separate airy kitchen, living room with the modern kitchen boasting a full range of fitted units/appliances and the living area offering plenty of space to dine and entertain guests, a stylish part tiled shower room and two well-proportioned bedrooms. Additional benefits also include new double glazing, close to shops. Could this be that special First Time Buy or Investment you have been looking for? Call a member of the sales team to secure a viewing.

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# ST. HELIER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 616 SQ FT - 57.22 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## St. Helier Avenue, Morden

- Close to Shops
- Own front door
- Two bedrooms
- Close to Transport Links
- Perfect opportunity for Buy to let and First-time buyers.

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOD103158 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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**020 8685 9628**



[Morden@barnardmarcus.co.uk](mailto:Morden@barnardmarcus.co.uk)



107 London Road, MORDEN, Surrey, SM4 5HP



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)