

TURNERS



Assembly House, Morden, SM4  
£1,550 PCM

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

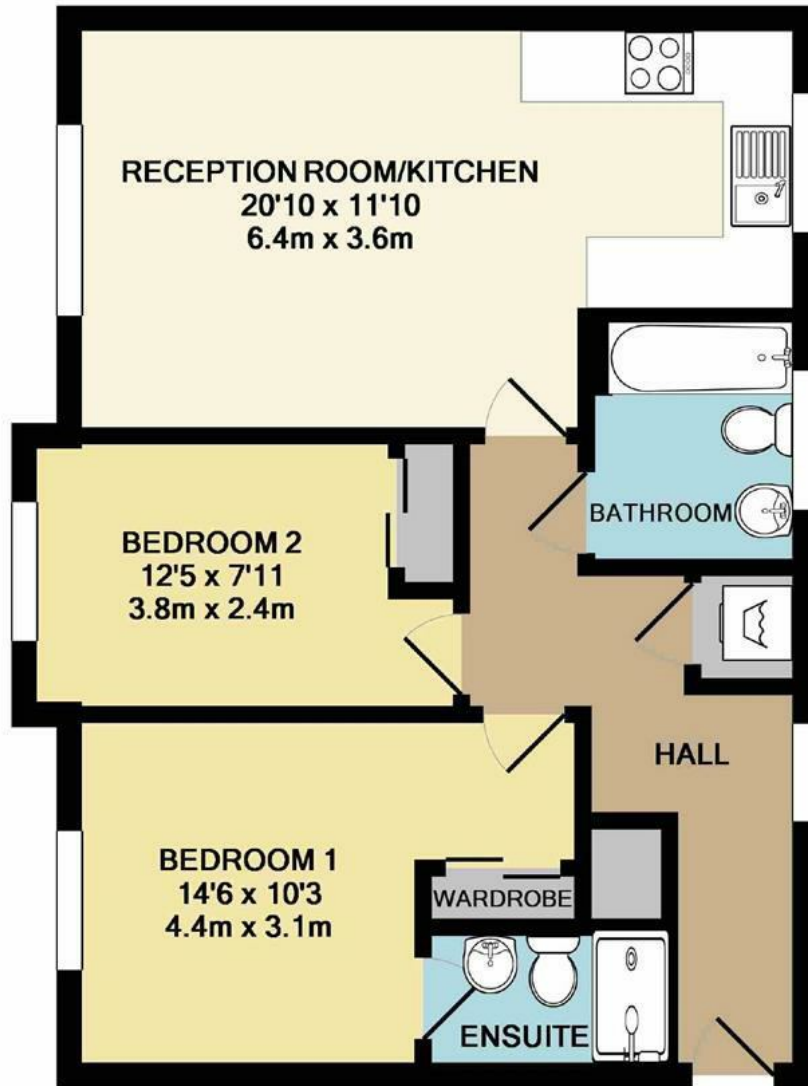
Tenants would need an annual income of £54,000, equivalent to 30 times the monthly rent, to meet the referencing criteria.

Perfect for commuters! This spacious second-floor apartment features two double bedrooms and is located in the sought-after and well-maintained Willows development. The property boasts a generously sized lounge with a well-equipped open-plan kitchen, a family bathroom, and an en-suite shower room attached to bedroom one. Additional amenities include double glazing, electric heating, and an entry-phone system. The property is conveniently situated within a 10-12 minute walk to Morden town centre and the Northern Line station, providing easy access to London. Available now, partially furnished.



## Key Features


- Two double bedrooms
- 2nd floor
- Good size lounge
- Open plan kitchen
- Bathroom
- En-suite shower room
- Double glazing
- Electric heating
- Entryphone
- EPC Band D



TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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