

Arundel Avenue Morden, SM4 4DX

£2,000 PCM



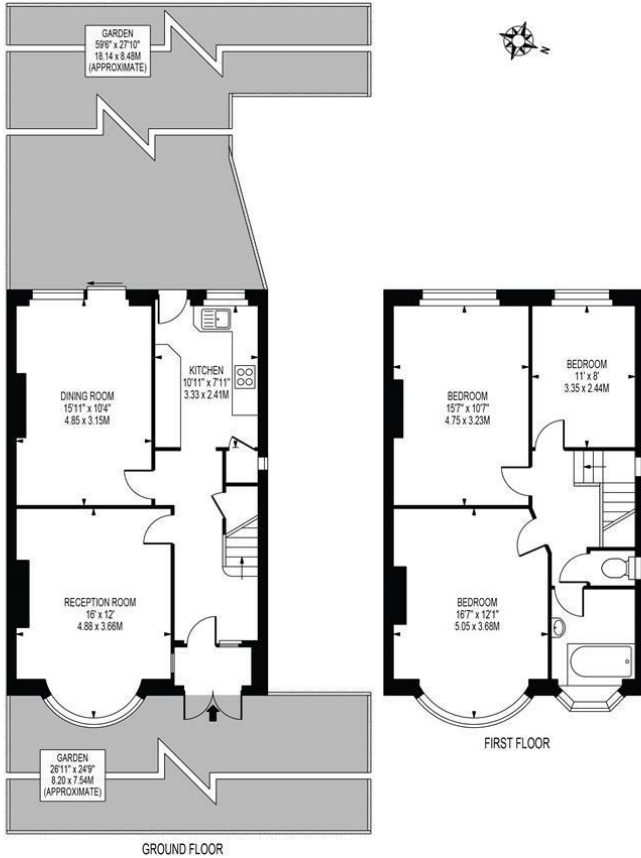
Spacious three bedroom semi detached house with SOUTH WEST FACING GARDEN, and off street parking for multiple cars. Situated walking distance from both Morden and South Merton stations, and close to Hillcross Primary School. Gas central heating and double glazing.

EPC rating D. Council tax band E.

Please note the garage is not included in the tenancy.

ARUNDEL AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1133 SQ FT - 105.26 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.



- Semi detached house
- Short walk to Morden tube & South Merton Thameslink
- Off street parking
- Gas central heating
- Close to Hillcross Primary School
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

