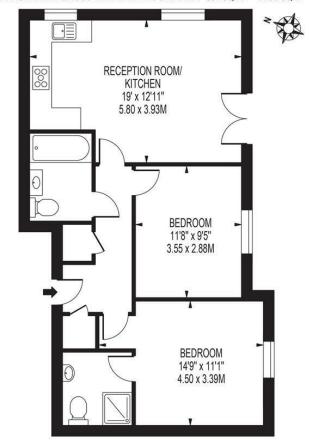
### NURSERY VIEW HOUSE, SCHOOLGATE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.38 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.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Ellisons

Wimbledon
Lettings
11 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 8626
E lettings@ellisons.uk.com
www.ellisons.uk.com

# 38 School Gate Drive Morden, SM4 5DH



£1,700 PCM:

TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT WITH OFF STREET PARKING

#### SIX MONTH LET ONLY TILL JUNE 2026

TWO DOUBLE BEDROOM, TWO BATHROOM apartment with OFF STREET PARKING is situated within this sought after modern development approximately 10 minutes walk from MODERN UNDERGROUND STATION (Northern Line). Benefiting from lots of natural light, laminate wood flooring, open plan kitchen/reception with Juliet balcony, ensuite shower to master bedroom along with modern family bathroom. Allocated parking and security entry system.

Good Energy Rating C. Council Tax Band C.



### **SPECIFICATION:**

- SIX MONTH LET ONLY TILL JUNE 2026
- Two Double Bedrooms
- Laminate Wood Flooring
- Two Bathrooms
- Allocated Parking
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC C
- Council Tax Band C







Reception

Bedroom

Bedroom

Kitchen





