

**Heyford Avenue
London, SW20 9JT**

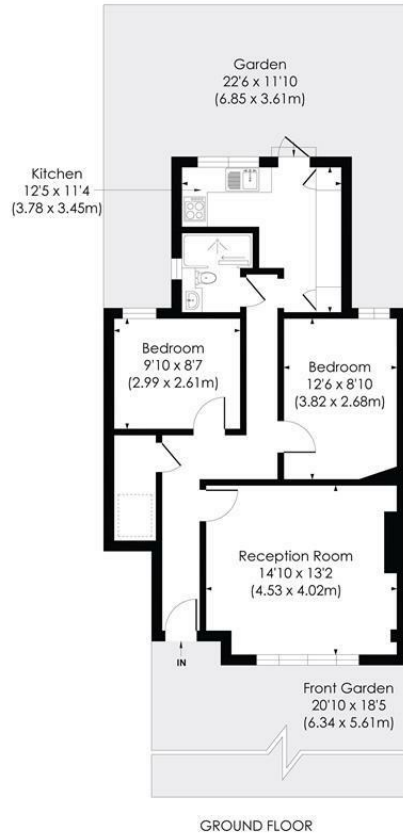
Offers Over £350,000 Leasehold



A beautifully presented two bedroom ground floor purpose built maisonette with lovely private garden. Located in a sought after cul de sac in a residential location and near to Thames Link over ground station and Morden Town Centre and Tube Station. This is a fantastic property for any buyers looking for a home they can move straight into.

HEYFORD AVENUE, SW20

Approx. Gross Internal Floor Area
661 Sq. ft/61.39 Sq. m



GROUND FLOOR

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 This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Purpose Built Maisonette
- Two bedrooms
- Lovely private Garden
- Well Presented throughout
- Sought after location
- Near to transport
- EPC - E
- Council Tax Band - C
- Lease: 953 years remaining
- Ground Rent and Service Charges - 50%



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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