

**Glastonbury Road  
Morden, SM4 6PH**

**£285,000 Leasehold**

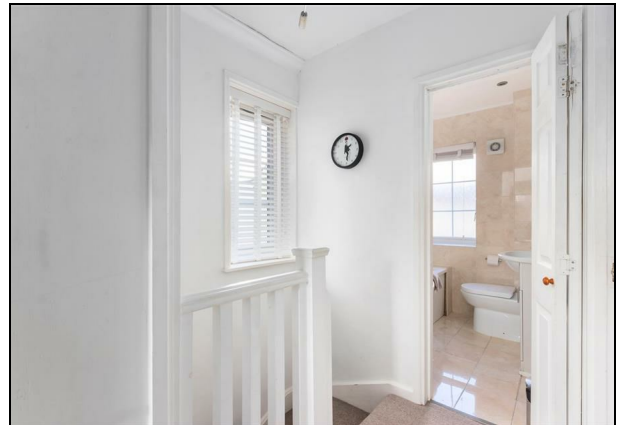
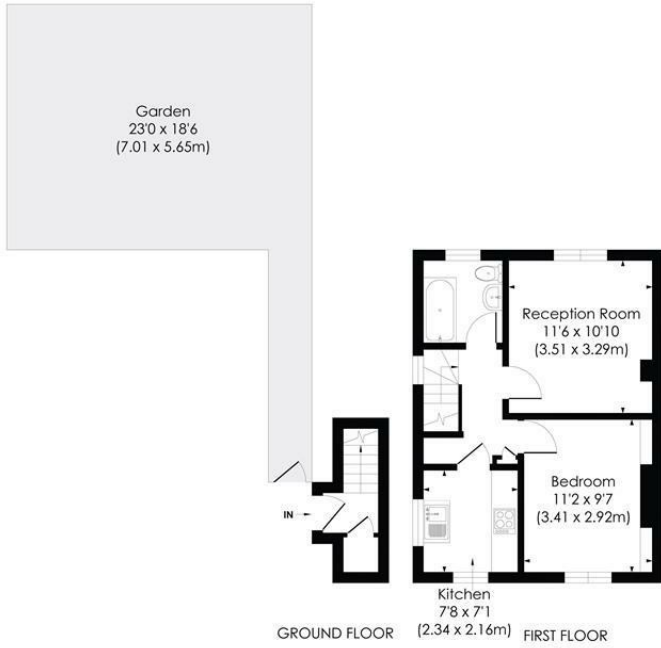


**A lovely first floor conversion flat in sought after cul de sac location near to St Helier train station. Well presented throughout and with its own entrance. This is a fantastic purchase for any first time buyers looking for a home in the area.**

**GLASTONBURY ROAD, SM4**

Approx. Gross Internal Floor Area

**431 Sq. ft/40.0 Sq. m**



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS 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.



- First Floor Conversion Flat
- Private Garden
- Own front Door
- Cul De Sac Location
- Close to St Helier Train Station
- Well Presented
- EPC -TBC
- Merton Council Tax Band - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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