

**Bishopsford Road  
Morden, SM4 6AS**

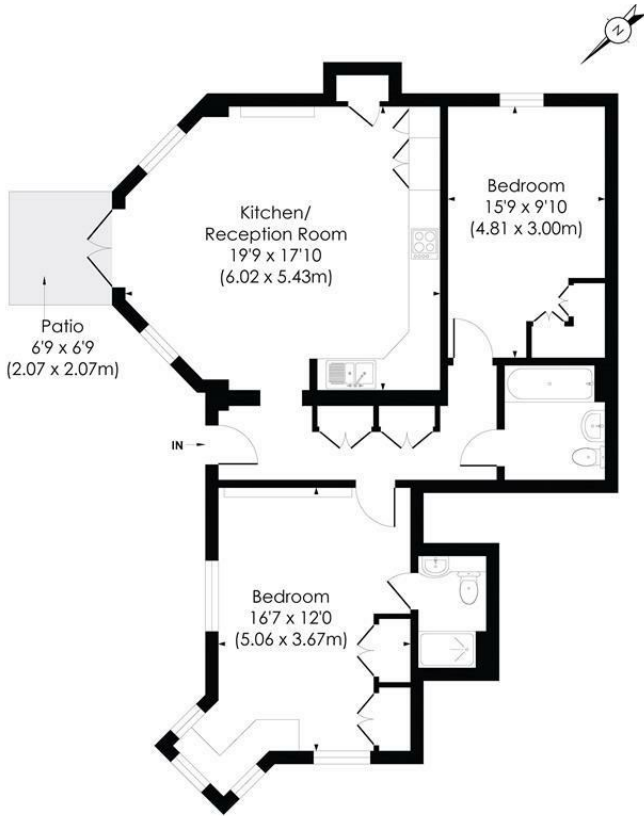
**£500,000 Leasehold - Share of Freehold**



**A fantastic modern and contemporary two double bedroom, two bathroom conversion flat, set amongst acres of park land with amazing views. Spacious throughout, this stunning flat is located in Poulter Park. Bishopsford House is in a private gated development which occupies a large plot beside the River Wandle, surrounded by the beauty of the Watermeads Nature Reserve.**

**BISHOPSFORD ROAD, SM4**

Approx. Gross Internal Floor Area  
**908 Sq. ft/84.32 Sq. m**

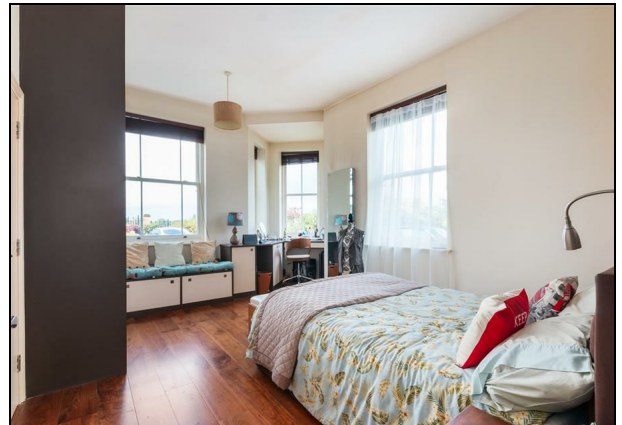


GROUND FLOOR

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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.



- Two Double Bedrooms
- Conversion Flat
- Modern and Contemporary Fee Throughout
- Master Bedroom With En-Suite Bathroom
- Private Gated Development
- Parking
- EPC Rating : C
- Sutton Council Tax Band : D
- Service Charge £1,714.25 Per Annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(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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