

**Bishopsford Road  
Morden, SM4 6AS**

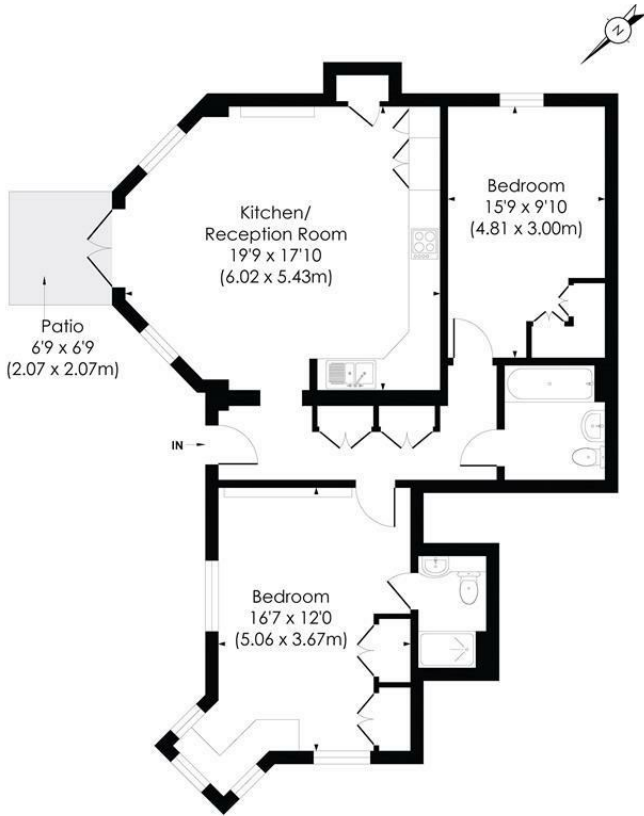
**£500,000 Leasehold - Share of Freehold**



Unique to the market, a modern and contemporary ground floor two double bedroom, two bathroom conversion flat with parking. Set in Bishopsford House, a private gated development in Poulter Park beside the River Wandle. Comprising two double bedrooms (one with ensuite) and a further family bathroom, and a spacious open plan kitchen/reception with integrated appliances and solid wood flooring. Doors lead off to your own private patio area, next to lovely communal gardens and surrounded by the beauty of the Watermeads Nature Reserve. With ample storage throughout, including floor to ceiling wardrobes, underfloor heating and offered with the share of the freehold, a viewing is highly recommended.

**BISHOPSFORD ROAD, SM4**

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



GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 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.



- 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	

**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166**



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**

