

Lilleshall Road Morden, SM4 6DT

Offers In Excess Of £240,000 Leasehold



A contemporary spacious one double bedroom purpose-built apartment, situated on the first floor in a sought-after location. This bright and airy apartment is part of a small modern development with private parking. Boasting a large reception room, a separate fitted kitchen and offered to the market with no onward chain.

The property is conveniently located just a short distance from Morden town centre, residents have access to a variety of local shops, Cafes and Restaurants, along with essential amenities like supermarkets and leisure facilities. Nearby Morden Hall Park offers picturesque walks, historic buildings, and the peaceful River Wandle, all just moments away.

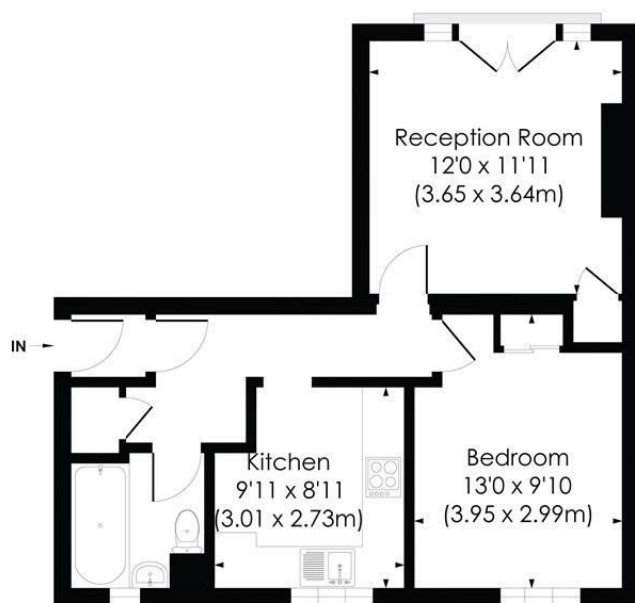
Excellent transport links further enhance this property's appeal. Several bus routes are close by and provide easy access to Morden town centre, where the Northern Line tube station connects to central London. In addition, the property benefits from Mitcham Tramway Path station services to Wimbledon, providing access to further shopping, dining, and entertainment options, as well as overground rail connections. Further bus routes also serve the area, ensuring excellent transport links across South London and beyond.

With its blend of modern living, green spaces, and superb transport links, this apartment is perfect for those looking for a property in a well-connected and thriving community. Early viewing is highly recommended.

LILLESHELL ROAD, SM4

Approx. Gross Internal Floor Area

491 Sq. ft/45.60 Sq. m



FIRST FLOOR



pixangle
PROPERTY MARKETING

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 Purpose-Built Apartment
- One Double Bedroom
- Contemporary Finish
- Parking
- Close to Numerous Transport Links
- No Onward Chain
- Leasehold - 89 years remaining
- Annual Service Charges - £1350, Annual Ground Rent - £200
- EPC Rating - C
- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
EU Directive 2002/91/EC		

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