

Martin Way Morden, SM4 4AR

£400,000 Leasehold

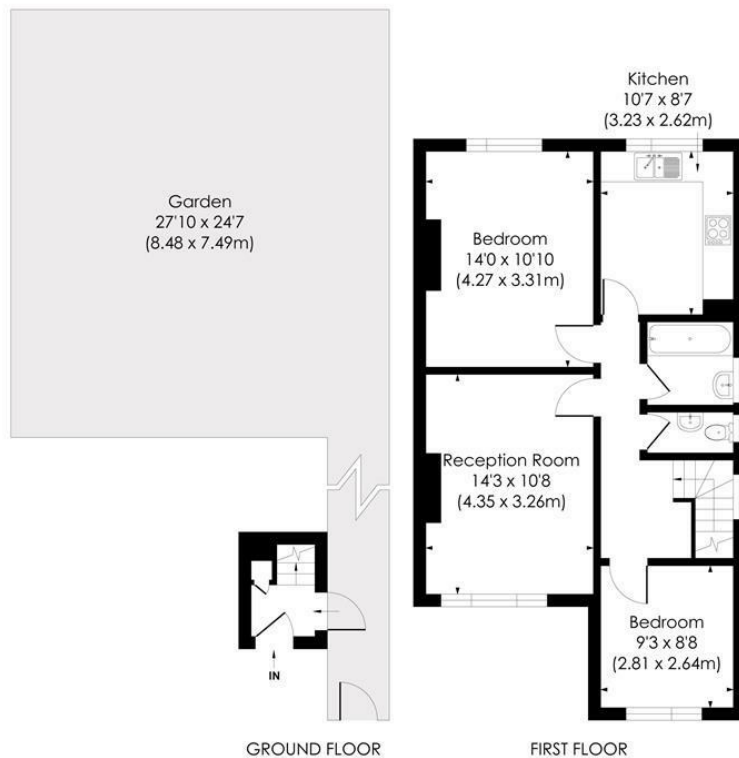


A well presented two bedroom first floor garden maisonette, enviably located in Martin Way, a short walk to South Merton Thameslink and equidistant to both Wimbledon Chase Thameslink and Morden Northern Line Tube. Comprising a bright and spacious reception, a large double bedroom and further second bedroom, plus a separate kitchen and family bathroom with a separate W/C. Further storage is found in the loft, where there is further potential to extend (subject to planning permission and the necessary constraints). There is side access to a pretty private garden at the rear of the property. With its close proximity to various transport links, popular recreation grounds and the shops, bars and amenities of both Raynes Park and Morden, this is a superb first time purchase.

MARTIN WAY, SM4

Approx. Gross Internal Floor Area

655 Sq. ft/60.83 Sq. m

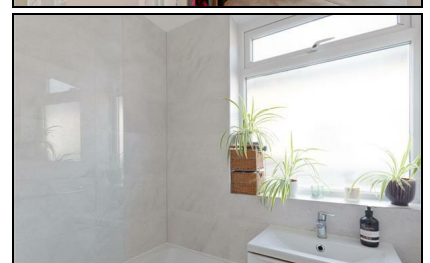


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PROPERTY MARKETING

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 Garden Maisonette
- Two Bedrooms
- Spacious Reception
- Private Garden
- Desirable Location in Morden
- Close to Various Transport Links
- Leasehold - 104 Years Remaining
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £60
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
The energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	69	78
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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