

**Schoolgate Drive
Morden, SM4 5DJ**

Offers In Excess Of £350,000 Leasehold

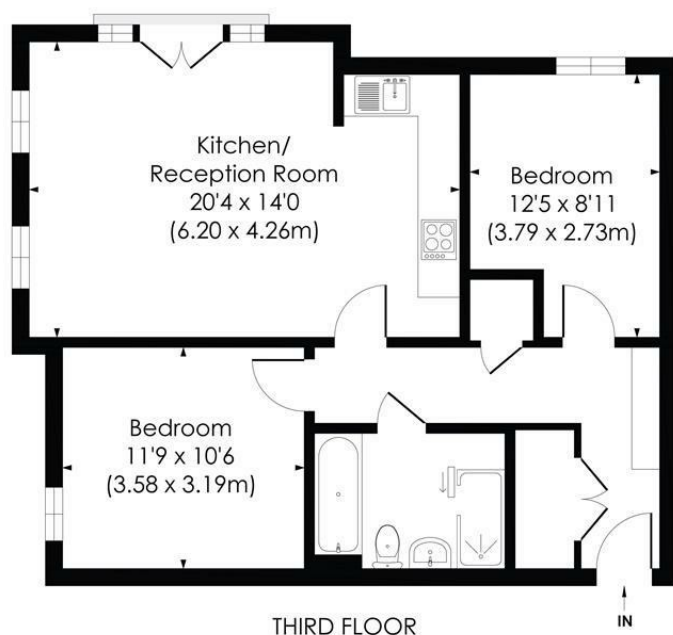


A beautifully presented two double bedroom third floor purpose built apartment with private parking and lift located in the Sought after Willows Development. Close proximity to Morden centre with it Northern Line tube station. Spacious open plan Kitchen/ reception with Juliet balcony. Viewing recommended.

SCHOOLGATE DRIVE, SM4

Approx. Gross Internal Floor Area

695 Sq. ft/64.54 Sq. m

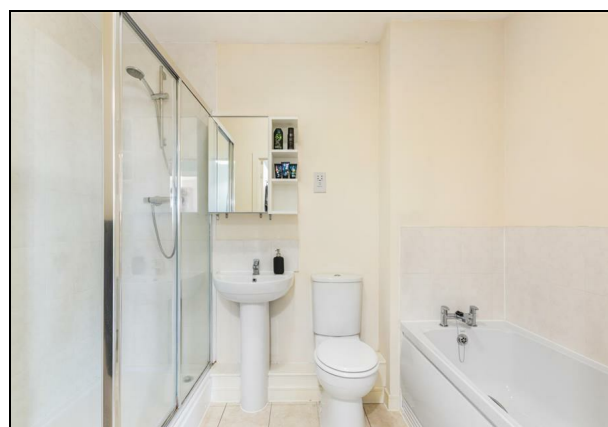
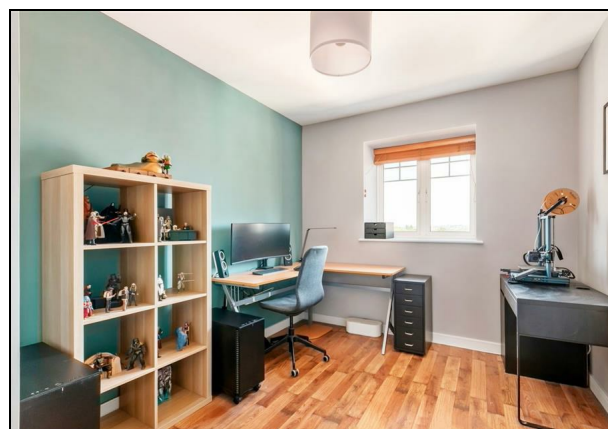


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PROPERTY MARKETING

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.

- Modern Purpose-Built Apartment
- Two Double Bedrooms
- Spacious Open-Plan Kitchen/Diner
- Bright and Airy Juliet Balcony
- Allocated Underground Parking
- Desirable Location close to Various Transport Links
- Leasehold - 140 Years Remaining
- Annual Service Charges - £2466.94, Annual Ground Rent - £295
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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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